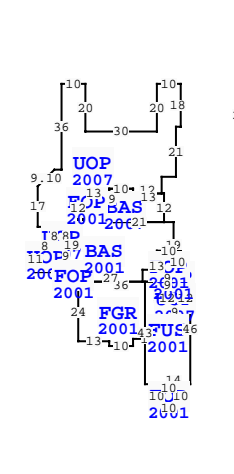
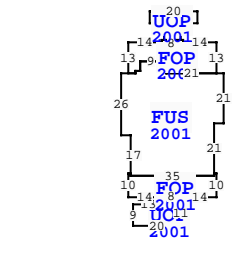


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 100
Roof Structur	08	IRREGULAR 100
Roof Cover	07	CONC TILE 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 80
Interior Floo	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		5.5 100
Frame	02	WOOD FRAME 100
Stories	4.	4. 100
Units		0 100

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	SFR CUST	- 100%	- 2021									
Heated Area: 5367						HX Base Yr 2021						



Quality	03	Quality Level 03		
DOR CODE	0100	SINGLE FAMILY		
MAP NUM		MKT AREA 10		
NEIGHBORHOOD/LOC	10014.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,060	100	1,060	270,926
BAS	298	100	298	76,166
FGR	907	55	499	127,540
FOP	28	30	8	2,045
FOP	100	30	30	7,668
FOP	106	30	32	8,179
FOP	127	30	38	9,713
FOP	204	30	61	15,591
FOP	294	30	88	22,492
FOP	344	30	103	26,326
TOTALS	10,488		6,874	1,756,932

** This building has 21 Sub-Areas
4 OCEAN CLUB DR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY			PAGE 1 of 1	5
VALUATION SUMMARY				
VALUATION BY			STANDARD	
Tax Group: 5			Tax Dist:	
BUILDING MARKET VALUE			1,756,932	
TOTAL MARKET OB/XF VALUE			126,442	
TOTAL LAND VALUE - MARKET			900,000	
TOTAL MARKET VALUE			2,783,374	
SOH/AGL Deduction			827,965	
ASSESSED VALUE			1,955,409	
TOTAL EXEMPTION VALUE			50,000	
BASE TAXABLE VALUE			1,905,409	
TOTAL JUST VALUE			2,783,374	
NCON VALUE			0	
INCOME VALUE				
PREVIOUS YEAR MKT VALUE			2,297,645	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E24613	REMODEL	0	01/01/2012
B24155	REMODEL	75,000	11/01/2010
M11056	MECH OTHER	0	02/01/2006
P10266	OTHER	0	11/01/2005
B0515540	SWIM POOL	60,000	01/01/2005
B006993	NEW CONSTR	426,000	03/01/2000

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2577/0805	7/06/2022	QC	U	I	11	100
GRANTOR: CARVALHO MICHELE						
GRANTEE: CARVALHO ROBERT C						
2299/0085	8/13/2019	QC	U	I	11	100
GRANTOR: CARVALHO ROBERT & MIC						
GRANTEE: CARVALHO ROBERT						

BUILDING NOTES	

BUILDING DIMENSIONS	
UOP=[YR=2007] W10 S20 W30 N20 W10 S 36 W3 L7 D7 S17 E7	
UOP=[YR=2007] S 8 UOP=[YR=2001] W8 S11 E6 N2 E8	
FOP=[YR=2001] S7 E4 FGR=[YR=2001] S24 E13 S 2 E10 N3 E13 N11	
UOP=[YR=2007] E9 N12 W2 UOP=[YR=2001] N7 W3 BAS=[YR=2001] N	
19 W4 BAS=[YR=2007] N12 W13 N2 W10 S9 W1 S4 E3 S1 E21 S W21	
N1 W3 N4 FOP=[YR=2001] E1 N7 W13 S12 E2 N2 R3 U3 E7 S W7	
D3 L3 S2 W6 S19 E4 S6 E27 N5E13 N1 S S1 W4 S6 E7 S W7 S12 S	
N13 W36 S 1 S N7 W4 S N9 W6 S6E8 N8 W6 S E6 N2 E4 N12 E13	
N2E10 S2 E12 N7 E6 N21 E2 N18 S PTR=N47UOP=[YR=2001] N11	
FOP=[YR=2001] E1 N1E14 N10 W 1 FUS=[YR=2001] N21 E4 N21 W3	
FOP=[YR=2001] N13W14 N1 W1 UOP=[YR=2001] N7 E7 N 5 W20 S5	
E6S7 E7 S W8 S1 W14 S 13E3 N1 E2 N4E9 S4 E2 S1E21S W 21 N1 W2	

EXTRA FEATURES																	
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2001	2001	3	86	1,720	
2	0858	SCULP CONC	0	100	0	0	3,073.00	SF	13.00	13.00	100	2001	2001	3	95	37,952	
3	1126	CB/STC 8"	0	100	0	0	994.00	SF	8.00	8.00	100	2001	2001	3	82	6,521	
6	1126	CB/STC 8"	0	100	0	0	38.00	SF	8.00	8.00	100	2001	2001	3	82	249	
7	0410	ELEVATOR	0	100	0	0	1.00	UT	20,000.00	20,000.00	100	2001	2001	3	100	20,000	
8	0861	POOL GUNIT	0	100	0	0	600.00	SF	170.00	170.00	100	2005	2005	3	44	44,880	
9	0830	FLAGSTONE	0	100	0	0	1,325.00	SF	12.00	12.00	100	2005	2005	3	87	13,833	
10	0877	JACUZZI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2005	2005	3	27	540	
11	0871	POOL HTR R	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2005	2005	3	27	540	
12	0463	FENCE GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2005	2005	3	69	207	

LAND DESCRIPTION													TOTAL OB/XF												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV	
1	000100	C	SFR	100			0.00	0.00	1.00	LT		1.00	1.00	0.90	1,000,000.00	900,000.00	900,000								