UNIT 610
IN OR 1844/469
OCEAN CLUB VILLAS SOUTH

SALERNO ALFRED & FLORENCE
610 OCEAN CLUB CT
FERNANDINA BEACH, FL 32034

2023

01-6N-29-150V-0610-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Floor		4 100
Recreation	POOL	POOL 100
Location	SOUTH	SOUTH 100
View	OCEAN	OCEAN 100
Desirability	4TH FLOOR	4TH FLOOR 100
Balcony	OPEN	OPEN 100
Parking	U/G GARAGE	U/G GARAGE 100
Bedrooms		4 100
Bathrooms		4 100
Oth Rooms		2 100
Quality	05	Quality Level 05
DOR CODE	0400	CONDOMINIUM
MAP NUM		MKT AREA 10
NEIGHBORHOOD/LOC	10011.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS	0		0	

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1508300		0				2001	2001	100	100	0		

1 CONDO – 100% - 2014 SQFT=3230 HX Base Yr 2014

610 OCEAN CLUB CT, 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		2,496,000
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		0
TOTAL MARKET VALUE		2,496,000
SOH/AGL Deduction		1,288,636
ASSESSED VALUE		1,207,364
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		1,157,364
TOTAL JUST VALUE		2,496,000
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		2,196,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E23594	ELEC OTHER	0	07/01/2011
B24872	REPAIR/RRF	89,000	07/01/2011

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1844/0469	3/07/2013	WD	Q	I	02	1,110,000
GRANTOR: HALLIDAY JOSEPH W						
GRANTEE: SALERNO ALDRED & FL						
1722/1768	1/31/2011	WD	Q	I	02	1,300,000
GRANTOR: DUDLEY ROGER L & SHER						
GRANTEE: HALLIDAY JOSEPH W						

BUILDING NOTES

BUILDING DIMENSIONS

EXTRA FEATURES

LN	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

LAND DESCRIPTION

TOTAL OB/XF 0

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 10/14/2021 BY JW Total Acres: 0.00 Total Land Value: 0 Market: 0 Agricultural: 0 Common: 0 PRINTED 08/02/2023 BY SYS