UNIT 613
IN OR 1348/1686
OCEAN CLUB VILLAS SOUTH

MALCOM GWENDOLYN ARWOOD
15340 TULLGEAN DRIVE
ALPHARETTA, GA 30004

2023

01-6N-29-150V-0613-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION	
Floor		5 100	1508300
Recreation	POOL	POOL 100	
Location	SOUTH	SOUTH 100	
View	OCEAN	OCEAN 100	
Desirability	5TH FLOOR	5TH 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
		0				2001	2001	100	100	0		

1 CONDO – 0% - 0 SQFT=3230 HX Base Yr

613 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	462,764
ASSESSED VALUE	2,033,236
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	2,033,236
TOTAL JUST VALUE	2,496,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	2,196,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1348/1686	9/09/2005	WD	Q	I		1,925,000
GRANTOR: GLENN FRANK W & KATHE						
GRANTEE: MALCOM GWENDOLYN AR						
1055/0275	5/13/2002	WD	Q	I		1,425,000
GRANTOR: AMELIA ISLAND COMPANY						
GRANTEE: GLENN FRANK W & KAT						

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