UNIT 616
IN OR 1053/270
OCEAN CLUB VILLAS SOUTH

GOSA JAMES J & PATRICIA R
616 OCEAN CLUB CT
FERNANDINA BEACH, FL 32034

2023

01-6N-29-150V-0616-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Floor		6 100
Recreation	POOL	POOL 100
Location	SOUTH	SOUTH 100
View	OCEAN	OCEAN 100
Desirability	6TH FLOOR	6TH 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% - 2008 SQFT=3230 HX Base Yr 2008

616 OCEAN CLUB CT, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 5	Tax Dist:	
BUILDING MARKET VALUE		2,808,000
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		0
TOTAL MARKET VALUE		2,808,000
SOH/AGL Deduction		1,490,877
ASSESSED VALUE		1,317,123
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		1,267,123
TOTAL JUST VALUE		2,808,000
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		2,470,500

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1053/0270	5/01/2002	WD	Q	I		1,700,000

GRANTOR: AMELIA ISLAND COMPANY

GRANTEE: GOSA JAMES J & PATR

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