UNIT 704
IN OR 1788/816
OCEAN CLUB VILLAS PHASE 2

SCOTT SHERRY J & SAMUEL P
1289 SOUTH RIVER OAKS DRIVE
BLACKSHEAR, GA 31516

**2023**

**01-6N-29-150V-0704-0000**

## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION | |
|---|---|---|---|
| Floor | | 2 100 | 1508300 |
| Recreation | POOL | POOL 100 | |
| Location | SOUTH | SOUTH 100 | |
| View | OCEAN | OCEAN 100 | |
| Desirability | 2ND FLOOR | 2ND 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=3224 HX Base Yr

704 OCEAN CLUB PL, 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 | 2,288,000 |
| TOTAL MARKET OB/XF VALUE | 0 |
| TOTAL LAND VALUE - MARKET | 0 |
| TOTAL MARKET VALUE | 2,288,000 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 2,288,000 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 2,288,000 |
| TOTAL JUST VALUE | 2,288,000 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 2,013,000 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2579/1882 | 7/25/2022 | WD | Q | I | 01 | 2,990,000 |
| GRANTOR: MARESOL LP | | | | | | |
| GRANTEE: SCOTT SHERRY J & SA | | | | | | |
| 1788/0816 | 3/21/2012 | WD | Q | I | 02 | 1,150,000 |
| GRANTOR: HALL WILLIAM H TRUSTE | | | | | | |
| GRANTEE: MARESOL LP | | | | | | |

## 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