UNIT 740
IN OR 2061/1591
OCEAN CLUB VILLAS CONDO

BROWN PETER & GRETCHEN JOINT REV TRS/BROWN PETER T
740 OCEAN CLUB PL
FERNANDINA BEACH, FL 32034

2023

01-6N-29-150V-0740-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION	
Floor		7 100	1508300
Recreation	POOL	POOL 100	
Location	SOUTH	SOUTH 100	
View	OCEAN	OCEAN 100	
Desirability	7TH FLOOR	7TH 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 – 100% - 2018 SQFT=3230 HX Base Yr 2018

740 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		2,912,000
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		0
TOTAL MARKET VALUE		2,912,000
SOH/AGL Deduction		994,793
ASSESSED VALUE		1,917,207
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		1,867,207
TOTAL JUST VALUE		2,912,000
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		2,562,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19001050	REMODEL	225,000	02/19/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2061/1591	7/28/2016	QC	U	I	11	100
GRANTOR: BROWN PETER & GRETCHE						
GRANTEE: PETER AND GRETCHEN						
2052/0490	6/10/2016	WD	Q	I	01	1,675,000
GRANTOR: SNOW CAROLYN K						
GRANTEE: BROWN PETER & GRETC						

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