

PT FRAC SEC'S 18-2N-28E & PT
OF S HARRISON GRANT
SEC 20-2N-28E IN OR 2148/1103

AMELIA ISLAND EQUITY CLUB INC/
5 OCEAN CLUB DRIVE
FERNANDINA BEACH, FL 32034

2023

01-6N-29-AICO-0001-0040



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 1 of 9				5
ELEMENT	CD	CONSTRUCTION				TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	PD	NORM	% COND	VALUATION SUMMARY															
Exterior Wall	17	CB STUCCO 100				0303	04	28,756	175.2608	195.85	5,631,863	1997	2010	0	0	129	6.00	129.00	VALUATION BY										STANDARD					
Roof Structur	08	IRREGULAR 100				1 CLUB HOUSE - 0% - 0														Heated Area: 26228										HX Base Yr				
Roof Cover	07	CONC TILE 100																																
Interior Wall	05	DRYWALL 80																												7,265,103				
Interior Wall	08	DECORATIVE 20																												701,803				
Interior Floo	11	CLAY TILE 70																												2,730,000				
Interior Floo	14	CARPET 30																												10,696,906				
Ceiling	02	F.NOT SUS 100																												1,387,328				
Air Condition	04	ROOF TOP 100																												9,309,578				
Heating Type	04	AIR DUCTED 100																												0				
Fixtures		91 100																												9,309,578				
Frame	04	REIN CONC 100																												0				
Story Height		14 100																												9,309,578				
RMS		47 100																												10,696,906				
Stories	2.	2. 100																												0				
Units		0 100																												0				
Occupancy	00	OWNER OCC 100																												0				
Quality	06	Quality Level 06																												0				
DOR CODE	7700	CLUBS/LODGES/HALLS																												0				
MAP NUM		MKT AREA																												10				
NEIGHBORHOOD/LOC	10001.00																																	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																														
BAL	507	15	76	19,202																														
BAS	7,644	100	7,644	1,931,229																														
BAS	3,684	100	3,684	930,749																														
BRA	190	110	209	52,804																														
CAN	4,545	30	1,364	344,609																														
CAN	2,439	30	732	184,937																														
CLP	148	30	44	11,116																														
FST	203	50	102	25,770																														
FUS	10,055	100	10,055	2,540,361																														
FUS	3,873	100	3,873	978,500																														
TOTALS	35,309		28,756	7,265,103																														
EXTRA FEATURES					5 OCEAN CLUB DR, FERNANDINA BEACH																													
L N	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																		
1	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	1997	1997	3	81	1,620																		
3	0972	ST LGHT UN	0	0	0	0	10.00	UT	2,530.00	2,530.00	100	1997	1997	3	45	11,385																		
11	0400	CONC CURB	0	0	0	0	602.00	LF	15.00	15.00	100	1997	1997	3	81	7,314																		
14	1126	CB/STC 8"	0	0	0	0	868.00	SF	8.00	8.00	100	1997	1997	3	75	5,208																		
15	0462	ST/AL FNC	0	0	0	0	484.00	SF	10.00	10.00	100	1997	1997	3	26	1,258																		
17	0881	FOUNTAIN	0	0	0	0	1.00	UT	2,500.00	2,500.00	100	1997	1997	3	100	2,500																		
18	0410	ELEVATOR	0	0	0	0	1.00	UT	45,500.00	45,500.00	100	1997	1997	3	100	45,500																		
19	0861	POOL GUNIT	0	0	0	0	2,167.00	SF	85.00	85.00	100	1997	1997	3	21	38,681																		
25	0410	ELEVATOR	0	0	0	0	1.00	UT	36,400.00	36,400.00	100	1997	1997	3	100	36,400																		
34	0820	WOOD WALK	0	0	42	6	252.00	SF	11.75	11.75	100	1998	1998	3	40	1,184																		
LAND DESCRIPTION					TOTAL OB/XF															151,050														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV										
1	007720	C	CNTRY CLUB	0	0003		0.00	0.00	4.42	AC		1.00	1.00	1.00	600,000.00	600,000.00	2,652,000																	
2	007720	C	CNTRY CLUB	0		PUD	0.00	0.00	0.13	AC		1.00	1.00	1.00	600,000.00	600,000.00	78,000																	

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REVIEW DATE 04/22/2021 BY KK Total Acres: 4.55 Total Land Value: 2,730,000 Market: 0 Agricultural: 0 Common: 2,730,000 PRINTED 08/02/2023 BY SYS

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																							VALUATION BY										STANDARD									
																							Tax Group: 5										Tax Dist:									
																							BUILDING MARKET VALUE										7,265,103									
																							TOTAL MARKET OB/XF VALUE										701,803									
																							TOTAL LAND VALUE - MARKET										2,730,000									
																							TOTAL MARKET VALUE										10,696,906									
																							SOH/AGL Deduction										1,387,328									
																							ASSESSED VALUE										9,309,578									
																							TOTAL EXEMPTION VALUE										0									
																							BASE TAXABLE VALUE										9,309,578									
																							TOTAL JUST VALUE										10,696,906									
																							NCON VALUE										0									
																							INCOME VALUE																			
																							PREVIOUS YEAR MKT VALUE										8,463,253									
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