

IN OR 1256/708
PARCELS 10-3 & 10-5 &
PARCEL 1-15 SECT 29-2N-28

THE BOYS & GIRLS CLUB NASSAU COUNTY FOUNDATION INC
PO BOX 16003
FERNANDINA BEACH, FL 32035

2023

27-2N-28-0000-0010-0030



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	10	STEEL FRME 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	01	MINIMUM 50
Interior Wall	05	DRYWALL 50
Interior Floor	14	CARPET 60
Interior Floor	08	SHT VINYL 40
Ceiling	01	FIN.SUSPD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		45 100
Frame	03	MASONRY 100
Common Wall	12	100
Story Height	10	100
RMS	16	100
Stories	1.	1. 100
Units	0	100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	7700	CLUBS/LODGES/HALLS

MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4005.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	70	100	70	6,035
BAS	13,342	100	13,342	1,150,257
FOP	72	30	22	1,897
FOP	72	30	22	1,897
FOP	162	30	49	4,225
FOP	602	30	181	15,605
FOP	670	30	201	17,329
KTA	336	110	370	31,899
PTO	20	5	1	86
UDU	216	30	65	5,604
TOTALS	16,100		14,519	1,251,729

EXTRA FEATURES							
L N	OB/IF CODE	DESCRIPTION	BLD	CAP	L	W	
4	0966	FIRE SPRNK	0	0	0	0	
5	0966	FIRE SPRNK	0	0	0	0	
6	0803	ASPHALT C	0	0	0	0	
7	0855	CONC PAVER	0	0	0	0	
8	0812	CONCRETE C	0	0	0	0	
9	0402	CONC BUMPE	0	0	0	0	
10	0418	EXHST FAN	0	0	0	0	
11	0422	CL FNC 4'	0	0	0	0	
12	0422	CL FNC 4'	0	0	0	0	
13	0463	FENCE GATE	0	0	0	0	

LAND DESCRIPTION												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	F D							
1	007700	C	CLUB	0	000							

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0303	04	14,519	83.8565	93.71	1,360,575	2006	2006	0	0	0	8.00	92.00
2 CLUB HOUSE - 0% - 0 Heated Area: 13748 HX Base Yr												
** This building has 15 Sub-Areas												
942259 OLD NASSAUVILLE RD, FERNANDINA BEACH												
BLD DATE 06/29/2018 KK LGL DATE XF DATE 06/29/2018 KK LAND DATE INC DATE AG DATE												

TOTAL OB/IF												
148,949												

NASSAU COUNTY PROPERTY												
PAGE 1 of 3												
VALUATION SUMMARY												
VALUATION BY STANDARD												
Tax Group: 4 Tax Dist:												
BUILDING MARKET VALUE 1,977,960												
TOTAL MARKET OB/XF VALUE 179,223												
TOTAL LAND VALUE - MARKET 774,000												
TOTAL MARKET VALUE 2,931,183												
SOH/AGL Deduction 1,167,517												
ASSESSED VALUE 1,763,666												
TOTAL EXEMPTION VALUE 02 1,763,666												
BASE TAXABLE VALUE 0												
TOTAL JUST VALUE 2,931,183												
NCON VALUE 0												
INCOME VALUE												
PREVIOUS YEAR MKT VALUE 2,066,079												

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17011017	REPAIR/RRF	20,000	12/11/2017
M11393	MECH OTHER	8,300	04/01/2006
R08877	REPAIR/RRF	14,000	02/01/2006
M10453	MECH OTHER	0	10/01/2005
C16185	CO ISSUED	2,180,000	09/01/2005
E15790	ELEC OTHER	50,000	09/01/2005

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
1256/0708	9/01/2004	WD	Q	I		360,000			
GRANTOR: WARREN RON &									
GRANTEE: THE BOYS & GIRLS CL									
0748/1764	1/17/1996	WD	Q	V		69,000			
GRANTOR: VANZANT GABRIEL JEAN									
GRANTEE: WARREN RON/HEPLER J									

BUILDING NOTES												
BAS=[YR=2006] W8PTO=[YR=2006] N4W5S4E5W96 UST=[YR=2006] W18UST=[YR=2006] W17S8E17N8\$ S8E18N8\$S8W35N8W53S37FOP=[YR=2006] S8E9N8W9\$E9S8W9S32E39FOP=[YR=2006] E27N6W19UST=[YR=2006] N9W8S9E8\$W8S6\$ N15E8S9E19S22E33FOP=[YR=2006] E24N16 BAS=[YR=2006] E5UST=[YR=2006] E9N10 KTA=[YR=2006] N21W16S21E16\$W9S10\$N10 W7S10E2\$W2N13W22S29\$N29E22N18 E16S31E41FOP=[YR=2006] E14N39W21S8E7 S31\$N31W7N8E21N38\$ PTR=N20W192 UDU=[YR=2006] E12FOP=[YR=2006] E4N18W4S18\$ N18UOP=[YR=2006] N8W12S8E12\$W12S18\$ S20E192\$.												

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BUILDING CHARACTERISTICS CONSTRUCTION										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
ELEMENT		CD	TYP		MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY												
Exterior Wall		22	0303		04	6,399	110.3890	123.36	789,381	2006	2006		0	0	8.00	92.00	VALUATION BY		STANDARD										
Roof Structure		09	3 CLUB HOUSE - 0% - 0						Heated Area: 6336								Tax Group: 4		Tax Dist:										
Roof Cover		04															BUILDING MARKET VALUE		1,977,960										
Interior Wall		01															TOTAL MARKET OB/XF VALUE		179,223										
Interior Floor		16															TOTAL LAND VALUE - MARKET		774,000										
Ceiling		04															TOTAL MARKET VALUE		2,931,183										
Air Condition		03															SOH/AGL Deduction		1,167,517										
Heating Type		04															ASSESSED VALUE		1,763,666										
Fixtures																	TOTAL EXEMPTION VALUE		02		1,763,666								
Frame		03															BASE TAXABLE VALUE		0										
Common Wall																	TOTAL JUST VALUE		2,931,183										
Story Height																	NCON VALUE		0										
RMS																	INCOME VALUE												
Stories		1.															PREVIOUS YEAR MKT VALUE		2,066,079										
Units																													
Occupancy		00																											
Quality		03																											
DOR CODE		7700																											
MAP NUM																													
NEIGHBORHOOD/LOC		4005.00																											
AREA TYPE		TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																								
BAS		6,336	100	6,336	719,080																								
PTO		32	5	2	227																								
PTO		32	5	2	227																								
PTO		52	5	3	340																								
PTO		100	5	5	568																								
UST		128	40	51	5,788																								
TOTALS		6,680		6,399	726,231																								
EXTRA FEATURES		942259 OLD NASSAUVILLE RD, FERNANDINA																		BLD DATE 06/29/2018		KK		LGL DATE					
																				XF DATE 06/29/2018		KK		LAND DATE					
																				INC DATE				AG DATE					
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													
14		0424	CL FNC 6'	0	0	0	0	211.00	LF	20.00		20.00	100	2006	2006	3	72	3,038											
15		0463	FENCE GATE	0	0	0	0	6.00	UT	420.00		420.00	100	2006	2006	3	72	1,814											
16		0424	CL FNC 6'	0	0	0	0	211.00	LF	20.00		20.00	100	2006	2006	3	72	3,038											
17		0463	FENCE GATE	0	0	0	0	6.00	UT	420.00		420.00	100	2006	2006	3	72	1,814											
18		0424	CL FNC 6'	0	0	0	0	560.00	LF	20.00		20.00	100	2006	2006	3	72	8,064											
19		0463	FENCE GATE	0	0	0	0	2.00	UT	420.00		420.00	100	2006	2006	3	72	605											
21		0963	FIRE HYDR	0	0	0	0	1.00	UT	1,500.00		1,500.00	100	2006	2006	3	100	1,500											
22		0505	FLAGPOLE A	0	0	0	0	20.00	LF	50.00		50.00	100	2006	2006	3	31	310											
23		0972	ST LGHT UN	0	0	0	0	4.00	UT	2,530.00		2,530.00	100	2006	2006	3	72	7,286											
24		0975	ST LT /ARM	0	0	0	0	2.00	UT	500.00		500.00	100	2006	2006	3	72	720											
LAND DESCRIPTION										TOTAL OB/XF										28,189									
L N		USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV				

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