

5-2N-28 LOT 29 & S-4 OF LOT 30  
IN OR 2126/455  
EX ESMT OR 258/189

WALKER JAMES A JR & JUNE J  
715 OCEAN CLUB PL  
FERNANDINA BEACH, FL 32034

2024

00-00-30-044B-0029-0000



| BUILDING CHARACTERISTICS |                   |
|--------------------------|-------------------|
| ELEMENT                  | CD                |
| Exterior Wall            | 12 CEDAR 100      |
| Roof Structur            | 03 GABLE/HIP 100  |
| Roof Cover               | 12 MODULAR MT 100 |
| Interior Wall            | 05 DRYWALL 100    |
| Interior Floo            | 12 HARDWOOD 70    |
| Interior Floo            | 11 CLAY TILE 30   |
| Air Condition            | 03 CENTRAL 100    |
| Heating Type             | 04 AIR DUCTED 100 |
| Bedrooms                 | 1 100             |
| Bathrooms                | 1 100             |
| Frame                    | 02 WOOD FRAME 100 |
| Stories                  | 1. 1. 100         |
| Units                    | 0 100             |
| BUD8 Adjustme            | 05 DIST 1A 100    |
| Occupancy                | 00 NONE 100       |

|          |                     |
|----------|---------------------|
| Quality  | 03 Quality Level 03 |
| DOR CODE | 0100 SINGLE FAMILY  |

|                  |          |    |
|------------------|----------|----|
| MAP NUM          | MKT AREA | 02 |
| NEIGHBORHOOD/LOC | 2021.00  |    |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|-----------|------------------|-------------|--------------|----------------------|
| BAS       | 896              | 100         | 896          | 131,801              |
| DCK       | 40               | 10          | 4            | 588                  |
| FOP       | 220              | 30          | 66           | 9,709                |
| TOTALS    | 1,156            |             | 966          | 142,098              |

| EXTRA FEATURES |            |
|----------------|------------|
| L N            | OB/XF CODE |

| 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   | 0462       | ST/AL FNC   | 0   | 0   | 0  | 0  | 1,324.00 | SF | 10.00 | 10.00          | 100       | 2017    | 2017        | 3 | 84     | 11,122          |       |
| 2   | 0940       | SHEDS/PORT  | 0   | 0   | 16 | 10 | 160.00   | SF | 30.00 | 30.00          | 100       | 2004    | 2004        | 3 | 22     | 1,056           |       |
| 3   | 0810       | CONCRETE A  | 0   | 0   | 0  | 0  | 398.00   | SF | 6.50  | 6.50           | 100       | 2004    | 2004        | 3 | 84     | 2,173           |       |
| 4   | 0446       | BOX FNC 6'  | 0   | 0   | 0  | 0  | 1,078.00 | LF | 20.00 | 20.00          | 100       | 2004    | 2004        | 3 | 22     | 4,743           |       |
| 5   | 0810       | CONCRETE A  | 0   | 0   | 0  | 0  | 41.00    | SF | 6.50  | 6.50           | 100       | 2004    | 2004        | 3 | 84     | 224             |       |
| 6   | 0446       | BOX FNC 6'  | 0   | 0   | 0  | 0  | 17.00    | LF | 20.00 | 20.00          | 100       | 2004    | 2004        | 3 | 22     | 75              |       |
| 7   | 0446       | BOX FNC 6'  | 0   | 0   | 0  | 0  | 16.00    | LF | 20.00 | 20.00          | 100       | 2004    | 2004        | 3 | 22     | 70              |       |
| 8   | 0446       | BOX FNC 6'  | 0   | 0   | 0  | 0  | 19.00    | LF | 20.00 | 20.00          | 100       | 2004    | 2004        | 3 | 22     | 84              |       |
| 9   | 0825       | BRICK       | 0   | 0   | 0  | 0  | 520.00   | SF | 12.50 | 12.50          | 100       | 2004    | 2004        | 3 | 96     | 6,240           |       |

| LAND DESCRIPTION |          |
|------------------|----------|
| L N              | USE CODE |
| 1                | 000100   |
| 2                | 000115   |
| 3                | 000115   |

| MARKET ADJUSTMENTS                              |     |           |             |                |                |      |      |      |      |      |        |
|-------------------------------------------------|-----|-----------|-------------|----------------|----------------|------|------|------|------|------|--------|
| TYPE                                            | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB  | EYB  | ECON | FNCT | NORM | % COND |
| 0900                                            | 01  | 966       | 130.0320    | 162.54         | 157,014        | 2004 | 2004 | 0    | 0    | 9.50 | 90.50  |
| 1 SNGL FAM - 0% - 0 Heated Area: 896 HX Base Yr |     |           |             |                |                |      |      |      |      |      |        |
|                                                 |     |           |             |                |                |      |      |      |      |      |        |
| 2961 AMELIA RD, FERNANDINA BEACH                |     |           |             |                |                |      |      |      |      |      |        |

|          |  |           |            |
|----------|--|-----------|------------|
| BLD DATE |  | LGL DATE  |            |
| XF DATE  |  | LAND DATE | 03/14/2024 |
| INC DATE |  | AG DATE   | MLU        |

| TOTAL OB/XF |          |     |                      |     |     |          |       |       |             |           |      |
|-------------|----------|-----|----------------------|-----|-----|----------|-------|-------|-------------|-----------|------|
| 25,787      |          |     |                      |     |     |          |       |       |             |           |      |
| L N         | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | D T  |
| 1           | 000100   | C   | SFR                  | 0   |     | RSF-2    | 0.00  | 0.00  | 1.00        | AC        | 1.00 |
| 2           | 000115   | C   | SFR ACRES            | 0   |     | RSF-2    | 0.00  | 0.00  | 3.50        | AC        | 1.00 |
| 3           | 000115   | C   | SFR ACRES            | 0   |     | RSF-2    | 0.00  | 0.00  | 1.70        | AC        | 1.00 |

| NASSAU COUNTY PROPERTY    |              | PAGE 1 of 2 |           |
|---------------------------|--------------|-------------|-----------|
| VALUATION SUMMARY         |              | STANDARD    |           |
| VALUATION BY              | Tax Group: 8 | Tax Dist:   |           |
| BUILDING MARKET VALUE     |              |             | 215,743   |
| TOTAL MARKET OB/XF VALUE  |              |             | 25,787    |
| TOTAL LAND VALUE - MARKET |              |             | 1,392,000 |
| TOTAL MARKET VALUE        |              |             | 1,633,530 |
| SOH/AGL Deduction         |              |             | 656,138   |
| ASSESSED VALUE            |              |             | 977,392   |
| TOTAL EXEMPTION VALUE     |              |             | 0         |
| BASE TAXABLE VALUE        |              |             | 977,392   |
| TOTAL JUST VALUE          |              |             | 1,633,530 |
| NCON VALUE                |              |             | 0         |
| INCOME VALUE              |              |             |           |
| PREVIOUS YEAR MKT VALUE   |              |             | 1,396,577 |

| PERMIT NUM | DESCRIPTION | AMT    | ISSUED     |
|------------|-------------|--------|------------|
| B0310889   | NEW CONSTR  | 2,500  | 01/01/2003 |
| B0209471   | REMODEL     | 62,066 | 03/01/2002 |
| B0209472   | GARAGE      | 70,356 | 03/01/2002 |
| 7888       | CHNGE SRVC  | 1,000  | 12/30/1991 |
| 6861       | REPAIR/RRF  | 1,100  | 11/21/1990 |

| SALES DATA                     |           |           |     |     |        |
|--------------------------------|-----------|-----------|-----|-----|--------|
| OFF RECORD Number              | DATE      | TYPE INST | Q U | V I | RSN CD |
| 2126/0455                      | 6/12/2017 | WD        | Q   | I   | 01     |
| GRANTOR: LANE GREGORY R        |           |           |     |     |        |
| GRANTEE: WALKER JAMES A JR &   |           |           |     |     |        |
| 0989/1058                      | 6/04/2001 | WD        | Q   | I   |        |
| GRANTOR: LANDRESS MARTHA I & M |           |           |     |     |        |
| GRANTEE: LANE GREGORY R        |           |           |     |     |        |

| BUILDING NOTES |  |
|----------------|--|
|                |  |

| BUILDING DIMENSIONS |                                                                        |
|---------------------|------------------------------------------------------------------------|
| BAS=[YR=2004]       | E21 S6 E9 S25 FOP=[YR=2004] S8 W10                                     |
| DCK=[YR=2004]       | S4 W10N4 E10 \$ W20 N8 E10 S2 E10 N2 E10 \$ W10 S2 W10 N2 W10 N31 \$ . |

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