5-2N-28 LOT 69
OCEAN BREEZE FARMS
PB 2/19

CHEM CELL CLUB INC
2951 CHEM CELL RD
FERNANDINA BEACH, FL 32034

2024

00-00-30-044B-0069-0000

BUILDING CHARACTERISTICS

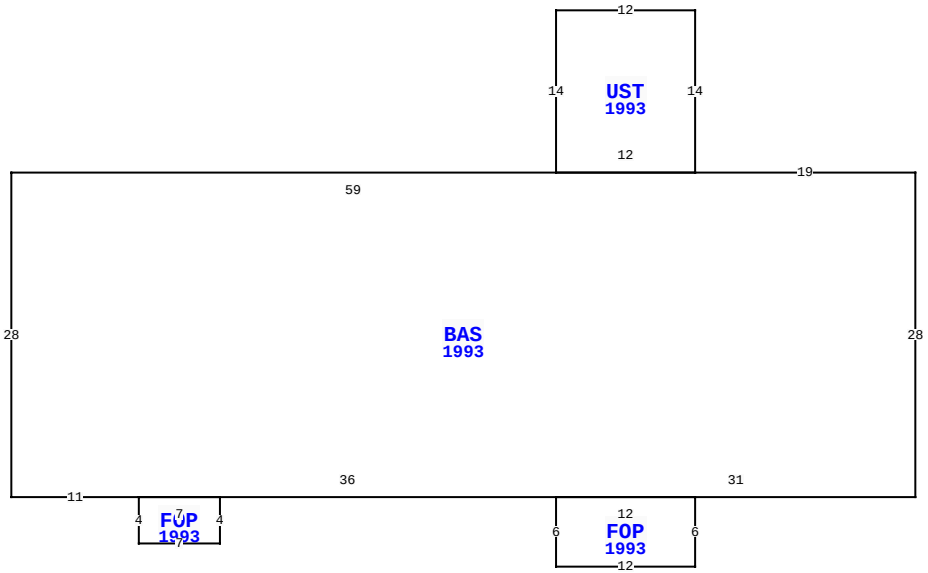
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 60
Interior Wall	01	MINIMUM 40
Interior Floo	05	ASPH TILE 100
Ceiling	01	FIN.SUSPD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		6 100
Frame	03	MASONRY 100
Story Height		9 100
RMS		3 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	05	DIST 1A 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	7700	CLUBS/LODGES/HALLS
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	2021.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,184	100	2,184	158,069
FOP	28	30	8	579
FOP	72	30	22	1,592
UST	168	40	67	4,849
TOTALS	2,452		2,281	165,090

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0303	04	2,281	86.5179	92.79	211,654	1979	1979	0	0	0	22.00	78.00

1 CLUB HOUSE – 0% - 0 Heated Area: 2184 HX Base Yr



2951 CHEM CELL RD, FERNANDINA BEACH

BLD DATE	11/14/2017	KK	LGL DATE
XF DATE			LAND DATE
INC DATE			AG DATE

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		165,090
TOTAL MARKET OB/XF VALUE		10,520
TOTAL LAND VALUE - MARKET		2,681,250
TOTAL MARKET VALUE		2,856,860
SOH/AGL Deduction		1,565,584
ASSESSED VALUE		1,291,276
TOTAL EXEMPTION VALUE	22	1,291,276
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		2,856,860
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,173,887

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22011209	WINDOWS & DOORS	15,770	07/22/2022
MHA96040	MH MOVE-ON	0	11/01/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0081/0584	3/14/1968	WD	U	V	11	0
GRANTOR: RAYONIER INCORPORATED						
GRANTEE: CHEM CELL CLUB INC						
0055/0360	5/08/1963	ML	U	V	11	0
GRANTOR: RAYONIER INCORPORATED						
GRANTEE: CHEM CELL CLUB INC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W19 UST=[YR=1993] N14 W12 S14 E12$ W59 S28 E11 FOP=[YR=1993] S4 E7 N4 W7$ E36 FOP=[YR=1993] S6 E12 N6 W12$ E31 N28$.

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
1	0810	CONCRETE A	0	0	16	10	160.00	SF	6.50	6.50	100	1960	1960	3	20	208	
2	0940	SHEDS/PORT	0	0	24	12	288.00	SF	30.00	30.00	100	1970	1970	3	20	1,728	
3	0972	ST LGHT UN	0	0	0	0	1.00	UT	2,530.00	2,530.00	100	2000	2000	3	52	1,316	
4	0422	CL FNC 4'	0	0	0	0	293.00	LF	15.00	15.00	100	2000	2000	3	52	2,285	
5	0463	FENCE GATE	0	0	0	0	4.00	UT	300.00	300.00	100	2000	2000	3	52	624	
6	0810	CONCRETE A	0	0	6	6	36.00	SF	6.50	6.50	100	2000	2000	3	79	185	
7	0810	CONCRETE A	0	0	10	8	80.00	SF	6.50	6.50	100	2000	2000	3	79	411	
8	0810	CONCRETE A	0	0	6	4	24.00	SF	6.50	6.50	100	2000	2000	3	79	123	
9	0350	CARPORT WD	0	0	50	28	1,400.00	SF	13.00	13.00	100	1979	1979	3	20	3,640	

LAND DESCRIPTION

TOTAL OB/XF 10,520

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
1	007700	C	CLUB	0	0005	RG-1	330.00	580.00	330.00	FF		1.00	1.00	1.25	6,500.00	8,125.00	2,681,250							

REVIEW DATE 09/21/2022 BY HSX Total Acres: 0.00 Total Land Value: 2,681,250 Market: 0 Agricultural: 0 Common: 2,681,250 PRINTED 08/06/2024 BY SYS