

LOT 13
IN OR 2574/637
HAMBYS SUB PB 2/32

OCEAN CLUB OF AMELIA II LLC/
PO BOX 52
FERNANDINA BEACH, FL 32035

2024

00-00-31-1360-0013-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	14	WD SHINGLE 50
Exterior Wall	16	WD FR STUC 50
Roof Structure	04	WOOD TRUSS 100
Roof Cover	11	SLATE 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	13	LVT/LAMNT 30
Ceiling	03	PART.FIN. 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures	22	100
Frame	02	WOOD FRAME 100
Story Height	9	100
RMS	5	100
Stories	2.	100
Units	0	100
Occupancy	00	OWNER OCC 100

Quality	03	Quality Level 03
DOR CODE	7700	CLUBS/LODGES/HALLS
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1052.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	36	15	5	565
BAS	1,023	100	1,023	115,594
FOP	613	30	184	20,791
FOP	708	30	212	23,955
FOP	21	30	6	678
FST	54	50	27	3,051
FUS	758	100	758	85,650
FUS	294	100	294	33,221
FUS	80	100	80	9,040
STR	72	10	7	791
TOTALS	3,892		2,699	304,973

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0810	CONCRETE A	0	0	49	11		539.00	SF 6.50
2	0855	CONC PAVER	0	0	0	0		2,291.00	SF 10.00
3	0410	ELEVATOR	0	0	0	0		1.00	UT 10,000.00
4	0402	CONC BUMPE	0	0	0	0		4.00	UT 25.00
5	0964	HALON SYST	0	0	9	3		27.00	SF 50.00
6	0646	LWN SPRK H	0	0	0	0		13.00	UT 2.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	007700	C	CLUB	0	0006	C-1	50.00	250.00	12,500.00

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0303	04	2,699	112.6788	120.85	326,174	2010	2010	0	0	6.50	93.50
2 CLUB HOUSE - 0% - 2023											
Heated Area: 2155											
HX Base Yr											
** This building has 14 Sub-Areas											
2080 S FLETCHER AVE, FERNANDINA BEACH											

BLD DATE	01/13/2022	KK	LGL DATE	01/13/2022	KK
XF DATE	01/13/2022	KK	LAND DATE	01/13/2022	KK
INC DATE			AG DATE		

TOTAL OB/XF											
35,403											

NASSAU COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		304,973	
TOTAL MARKET OB/XF VALUE		35,403	
TOTAL LAND VALUE - MARKET		1,050,000	
TOTAL MARKET VALUE		1,390,376	
SOH/AGL Deduction		0	
ASSESSED VALUE		1,390,376	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		1,390,376	
TOTAL JUST VALUE		1,390,376	
NCON VALUE		0	
INCOME VALUE		0	
PREVIOUS YEAR MKT VALUE		1,405,149	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20111755	OTHER	850	09/30/2011
20111567	ELEC OTHER	800	09/07/2011
20111568	OTHER	2,495	09/07/2011
20111572	OTHER	2,500	09/07/2011
20111307	OTHER	7,300	08/05/2011
20102066	ELEC OTHER	500	12/02/2010

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2574/0637	6/28/2022	WD Q	I	01	
GRANTOR: OCEAN CLUB OF AMELIA					
GRANTEE: OCEAN CLUB AMELIA I					
1815/0198	9/19/2012	WD Q	I	01	
GRANTOR: SINGLETON JANET R					
GRANTEE: OCEAN CLUB OF AMELI					

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2010] W4 N11 W23 S11 W4 FOP=[YR=2010] N31 E31 S31 W4 N11 W23 S11 W4\$ S29 E12 FOP=[YR=2012] E7 UST=[YR=2012] E6 FST=[YR=2012] E6 N9 W6 S9\$ N9 W6 S9\$ N3 W7 S3\$ N3 E7 N6 E12 N15 UST=[YR=2010] E5 N7 W5 S7\$ N5\$ PTR = E30 FOP=[YR=2010] E31 S16 STR=[YR=2010] E4 S18 W4 FUS=[YR=2011] S24 W6 UST=[YR=2012] W4 BAL=[YR=2012] S3 W12 N3 FUS=[YR=2010] W9 N39 E15 N3 E12 S4 FUS=[YR=2013] S10 W8 N9 U1 R1 E7 \$ W7 D1 L1 S9 E8 S4 W12 S15 E4 S9 W10 \$ E12 \$ W2 N9 E6 S9 \$ N9 W10 N15 E16 \$ N18 \$ S18 W4 N18 W12 S3 W15 N19 \$ W30 \$ PTR=E70 UUS=[YR=2010] E12 S12 W6 N9 W6 N3\$ W70\$.									