



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	03	CONC FINSH 100
Ceiling	01	FIN.SUSPD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		10 100
Frame	02	WOOD FRAME 100
Story Height		8 100
RMS		5 100
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 01
NEIGHBORHOOD/LOC	1010.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,240	100	2,240	220,770
CAN	54	30	16	1,577
CAN	560	30	168	16,558

TOTALS	2,854		2,424	238,906
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0810	CONCRETE A	0	0	20	20			6.50	100	2009
2	0810	CONCRETE A	0	0	0	0			6.50	100	2009
3	0400	CONC CURB	0	0	0	0			15.00	100	2009

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	007700	C	CLUB	0		MU-8	100.00	100.00	10,000.00	SF	

REVIEW DATE	01/13/2022	BY	KK
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MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0303	04	2,424	98.2800	105.41	255,514	2009	2009	0	0	6.50	93.50
2 CLUB HOUSE - 0% - 0											
Heated Area: 2240 HX Base Yr											
12 6 9 20 8 70 32 70 70 8 CAN 2009 BAS 2009 CAN 2009											

906 S 7TH ST, FERNANDINA BEACH	BLD DATE 01/13/2022	KK	LGL DATE	
	XF DATE 01/13/2022	KK	LAND DATE	01/13/2022
	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
1	0810	CONCRETE A	0	0	20	20			6.50	100	2009	2009	3	90	2,340	
2	0810	CONCRETE A	0	0	0	0			6.50	100	2009	2009	3	90	468	
3	0400	CONC CURB	0	0	0	0			15.00	100	2009	2009	3	93	1,116	

TOTAL OB/XF											
3,924											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	007700	C	CLUB	0		MU-8	100.00	100.00	10,000.00	SF	

Total Acres: 0.00	Total Land Value: 300,000	Market: 0	Agricultural: 0
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NASSAU COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		238,906	
TOTAL MARKET OB/XF VALUE		3,924	
TOTAL LAND VALUE - MARKET		300,000	
TOTAL MARKET VALUE		542,830	
SOH/AGL Deduction		251,745	
ASSESSED VALUE		291,085	
TOTAL EXEMPTION VALUE		10	291,085
BASE TAXABLE VALUE		0	
TOTAL JUST VALUE		542,830	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		554,221	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20090761	H/AC	12,000	06/16/2009
20090519	ELEC OTHER	10,000	04/28/2009
20090506	OTHER	12,000	04/27/2009
20090472	NEW CONSTR	255,000	04/16/2009
20081561	DEMOLITION	45	10/13/2008
20060893	REPAIR/RRF	4,422	04/26/2006

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
0979/0486	4/04/2001	WD	Q	V	
GRANTOR: RAYONIER INC					
GRANTEE: AMELIA ROOM INC					
SALE PRICE 5,000					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2009] W70 S12 CAN=[YR=2009] W6 S9 E6 N9\$ S20											
CAN=[YR=2009] S8 E70 N8 W70\$ E70 N32\$.											