

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	17	CB STUCCO	80
Exterior Wall	23	REINF CONC	20
Roof Structure	08	IRREGULAR	100
Roof Cover	07	CONC TILE	100
Interior Wall	05	DRYWALL	100
Interior Floor	12	HARDWOOD	60
Interior Floor	11	CLAY TILE	40
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		8	100
Bathrooms		7.5	100
Frame	02	WOOD FRAME	100
Stories	5.	5.100	
Units		0	100
Quality	03	Quality Level 03	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	10
NEIGHBORHOOD/LOC	10014.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA
BAS	1,636	100	1,636
FOP	1,484	30	445
FSP	529	40	212
FST	543	55	299
FUS	10,033	100	10,033
UOP	1,174	20	235
TOTALS	15,399		12,860

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SFR CUST	- 100%	- 2023								
Heated Area: 11669						HX Base Yr 2023					

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VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 5	Tax Dist:		
BUILDING MARKET VALUE			6,566,329
TOTAL MARKET OB/XF VALUE			103,450
TOTAL LAND VALUE - MARKET			2,500,000
TOTAL MARKET VALUE			9,169,779
SOH/AGL Deduction			227,112
ASSESSED VALUE			8,942,667
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			8,892,667
TOTAL JUST VALUE			9,169,779
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			8,878,142

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R046033	REPAIR/RRF	55,000	04/01/2004
B0311760	SWIM POOL	25,000	09/01/2003
B0310719	NEW CONSTR	3,200,000	01/01/2003
B0210435	FOUNDATION	52,000	11/01/2002

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2664/1309	8/12/2023	SW	U	I	11	100
GRANTOR: GILLIS YVONNE B & M S						
GRANTEE: GILLIS M SCOTT QUAL						
2568/0812	6/02/2022	WD	Q	I	01	10,550,000
GRANTOR: BULA LLC						
GRANTEE: GILLIS YVONNE B & M						

EXTRA FEATURES										
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0835	QUARY TILE	0	100	0	0			2,490.00	SF 10.00
2	0830	FLAGSTONE	0	100	0	0			889.00	SF 12.00
3	0861	POOL GUNIT	0	100	0	0			480.00	SF 85.00
4	0861	POOL GUNIT	0	100	12	9			108.00	SF 59.50
5	1126	CB/STC 8"	0	100	0	0			906.00	SF 9.60
6	1126	CB/STC 8"	0	100	0	0			855.00	SF 8.00
7	0835	QUARY TILE	0	100	3	3			9.00	SF 10.00
8	1126	CB/STC 8"	0	100	0	0			28.00	SF 8.00
9	0504	FP-ELECTRI	0	100	0	0			2.00	UT 2,000.00
10	0504	FP-ELECTRI	0	100	0	0			1.00	UT 2,000.00

TOTAL OB/XF																
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
39 OCEAN CLUB DR, FERNANDINA BEACH																
TOTALS 68,450																

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS=[YR=2005] 1636\$ FSP=[YR=2005] 529\$ FOP=[YR=2005] 1484\$ FUS=[YR=2005] 10033\$ FST=[YR=2005] 543\$ UOP=[YR=2005] 1174\$.									

LAND DESCRIPTION										TOTAL OB/XF														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000120	C	SFR OCN FT	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	2,500,000.00	2,500,000.00	2,500,000							

