



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																	
ELEMENT	CD	CONSTRUCTION								TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY															
																						STANDARD															
																				VALUATION BY					Tax Group: 5					Tax Dist:							
																				BUILDING MARKET VALUE										0							
																				TOTAL MARKET OB/XF VALUE										0							
																				TOTAL LAND VALUE - MARKET										100							
																				TOTAL MARKET VALUE										100							
																				SOH/AGL Deduction										0							
																				ASSESSED VALUE										100							
																				TOTAL EXEMPTION VALUE										0							
																				BASE TAXABLE VALUE										100							
																				TOTAL JUST VALUE										100							
																				NCON VALUE										0							
																				INCOME VALUE																	
																				PREVIOUS YEAR MKT VALUE										100							
																				PERMIT NUM				DESCRIPTION				AMT				ISSUED					
																				SALES DATA																	
																				OFF RECORD Number		DATE		TYPE INST	Q U	V I	R S N CD	SALE PRICE									
																				BUILDING NOTES																	
																				BUILDING DIMENSIONS																	
TOTALS										18 OCEAN CLUB DR, FERNANDINA BEACH										0																	
EXTRA FEATURES																																					
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																					
LAND DESCRIPTION										TOTAL OB/XF										0																	
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV													
1	000005	C	COMMON S/D L	0		PUD	0.00	0.00	1.00	UT		1.00	1.00	1.00	100.00	100.00	100																				
REVIEW DATE 02/08/2024 BY KBA Total Acres: 0.00 Total Land Value: 100 Market: 0 Agricultural: 0 Common: 100 PRINTED 08/06/2024 BY SYS																																					