

BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	16 WD FR STUC 70
Exterior Wall	17 CB STUCCO 30
Roof Structure	08 IRREGULAR 100
Roof Cover	07 CONC TILE 100
Interior Wall	05 DRYWALL 100
Interior Floor	11 CLAY TILE 50
Interior Floor	12 HARDWOOD 50
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	4 100
Bathrooms	5.5 100
Frame	03 MASONRY 100
Stories	3. 3. 100
Units	0 100

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND	
1	SFR CUST	- 100%	- 2020										
Heated Area: 5133 HX Base Yr 2020													



NASSAU COUNTY PROPERTY		PAGE 1 of 1	5
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 5	Tax Dist:		
BUILDING MARKET VALUE	1,033,782		
TOTAL MARKET OB/XF VALUE	105,509		
TOTAL LAND VALUE - MARKET	1,000,000		
TOTAL MARKET VALUE	2,139,291		
SOH/AGL Deduction	0		
ASSESSED VALUE	2,139,291		
TOTAL EXEMPTION VALUE	HX HB 50,000		
BASE TAXABLE VALUE	2,089,291		
TOTAL JUST VALUE	2,139,291		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	3,122,600		

Quality	04 Quality Level 04			
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	SUBAREA MARKET VALUE
BAL	36	15	5	764
BAL	42	15	6	916
BAL	60	15	9	1,375
BAS	1,103	100	1,103	168,479
FGR	1,110	55	610	93,175
FOP	60	30	18	2,749
FOP	294	30	88	13,441
FOP	365	30	110	16,802
FOP	506	30	152	23,217
FOP	590	30	177	27,036
TOTALS	10,476		6,768	1,033,782

** This building has 22 Sub-Areas
44 OCEAN CLUB DR, FERNANDINA BEACH

BLD DATE	LGL DATE
XF DATE	LAND DATE
INC DATE	AG DATE

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B240007242	REMOVE & REPLACE	250,000	06/18/2024
19006603	CO ISSUED	0	06/20/2019
B1808835	SWIM POOL	60,000	08/29/2018
B1701194	NEW CONSTR	0	02/15/2017

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2522/1931	12/14/2021	WD	U	I	11	100

GRANTOR: EDWARDS S TAYLOR & EL
GRANTEE: EDWARDS SAMUEL T JR
2233/1974 9/25/2018 SW U V 11 100
GRANTOR: EDWARDS S TAYLOR & EL
GRANTEE: EDWARDS SAMUEL REVO

BUILDING NOTES	

BUILDING DIMENSIONS	
UOP=[YR=2019] W4S16W19N6W11N10W16S18 FGR=[YR=2019] W19 UOP=[YR=2019] W7S18E7N18 \$ S26 UOP=[YR=2019] W7S20E7N20\$ S21 E12S6 FOP=[YR=2019] S5E22 UOP=[YR=2019] S10 D3 R16 S3E9N9E10N7W35\$ E35N15W8 BAS=[YR=2019] N9 FOP=[YR=2019] E6 STR=[YR=2019] E4N20W6S4E2S16\$ N16W25 U8 L8 N10W15S18E18S6E18S8E6S2 \$ N2W6N8W18N6W13S35E37N10\$ S10 W49\$ E12N35W5N18\$ E15S10 D8 R8 E23N4E4N32\$ PTR=E15 FUS=[YR=2019] E19 FOP=[YR=2019] E15S10 D8 R8 E25S8 STR=[YR=2019] S10W4N10E4\$ W6BAL=[YR=2019] S6W6N6E6\$ W6N2W18N6W18N18\$ S18 E18S6E18S8E6S21W28 STR=[YR=2019] N5 FST=[YR=2019] N7W9S7E9\$W9N7W5S6W7S6 FOP=[YR=2019] S5E12N5W12\$ E21\$ N12 W14S6W19N47\$ W15\$ PTR= E100 FUS=[YR=2019] E24 FOP=[YR=2019]	

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	0500	FP-PRE FAB	0 100	0	0	1.00	UT	7,000.00	7,000.00	100	2019	2019	3	99	6,930	
2	0861	POOL GUNIT	0 100	0	0	414.00	SF	85.00	85.00	100	2019	2019	3	90	31,671	
3	0871	POOL HTR R	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	2019	2019	3	86	1,720	
4	0410	ELEVATOR	0 100	0	0	1.00	UT	15,000.00	15,000.00	90	2019	2019	3	90	13,500	
5	0855	CONC PAVER	0 100	0	0	4,198.00	SF	10.00	10.00	100	2019	2019	3	98	41,140	
6	1126	CB/STC 8"	0 100	0	0	877.00	SF	8.00	8.00	100	2019	2019	3	98	6,876	
7	0462	ST/AL FNC	0 100	0	0	408.00	SF	10.00	10.00	100	2019	2019	3	90	3,672	

LAND DESCRIPTION		TOTAL OB/XF														105,509								
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	000100	C	SFR	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	1,000,000.00	1,000,000.00	1,000,000							