

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	17	CB STUCCO 60	
Exterior Wall	16	WD FR STUC 40	
Roof Structure	08	IRREGULAR 100	
Roof Cover	07	CONC TILE 100	
Interior Wall	05	DRYWALL 100	
Interior Floor	11	CLAY TILE 50	
Interior Floor	14	CARPET 50	
Air Condition	03	CENTRAL 100	
Heating Type	04	AIR DUCTED 100	
Bedrooms		3 100	
Bathrooms		4.5 100	
Frame	02	WOOD FRAME 100	
Stories	4.	4. 100	
Units		0 100	
Quality	05	Quality Level 05	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	10
NEIGHBORHOOD/LOC		10014.00	

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%	- 2003		Heated Area: 5666					HX	Base Yr 2003	
TOTALS	9,433		7,299		2,118,197							

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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 5		Tax Dist:	
BUILDING MARKET VALUE			2,118,197
TOTAL MARKET OB/XF VALUE			57,073
TOTAL LAND VALUE - MARKET			900,000
TOTAL MARKET VALUE			3,075,270
SOH/AGL Deduction			1,603,228
ASSESSED VALUE			1,472,042
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			1,422,042
TOTAL JUST VALUE			3,075,270
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			2,981,155

PERMIT NUM	DESCRIPTION	AMT	ISSUED
P014534	NEW CONSTR	0	02/01/2001

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0891/1406	7/19/1999	WD Q	Q	V		599,000
GRANTOR: AMELIA ISLAND CO						
GRANTEE: HILLIER COLSON H JR						

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=2002] 560 \$ FUS=[YR=2002] 5106 \$ FGR=[YR=2002] 829\$ FST=[YR=2002] 1125 \$ FSP=[YR=2002] 526 \$ UST=[YR=2002] 186 \$ POP=[YR=2002] 440\$ UOP=[YR=2002] 661 \$.	

EXTRA FEATURES															42 OCEAN CLUB DR, FERNANDINA BEACH		
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	0855	CONC PAVER	0 100	0	0	4,646.00	UT	10.00	10.00	100	2002	2002	3	82	38,097		
2	1126	CB/STC 8"	0 100	0	0	190.00	SF	8.00	8.00	100	2002	2002	3	82	1,246		
3	0885	WATERSCAPE	0 100	0	0	1.00	UT	3,000.00	3,000.00	100	2002	2002	3	100	3,000		
4	0410	ELEVATOR	0 100	0	0	1.00	UT	10,000.00	10,000.00	100	2002	2002	3	100	10,000		
5	0504	FP-ELECTRI	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	2002	2002	3	86	1,720		
6	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	2002	2002	3	86	3,010		
TOTAL OB/XF															57,073		

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	000100	C	SFR	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	0.90	1,000,000.00	900,000.00	900,000							