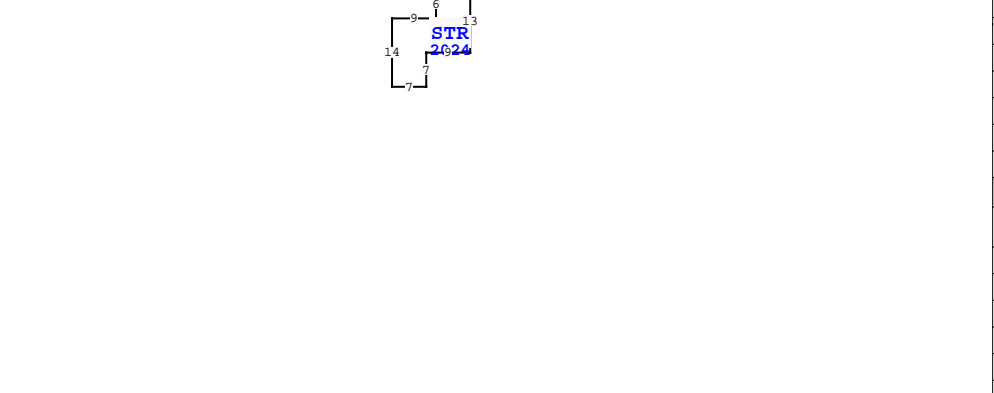


BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Exterior Wall	16 WD FR STUC 60
Exterior Wall	17 CB STUCCO 40
Roof Structure	03 GABLE/HIP 100
Roof Cover	07 CONC TILE 100
Interior Wall	05 DRYWALL 100
Interior Floor	12 HARDWOOD 60
Interior Floor	13 LVT/LAMNT 40
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	4 100
Bathrooms	5 100
Frame	02 WOOD FRAME 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	NORM	% COND
1	SFR	CUST	- 100%	- 2024							



NASSAU COUNTY PROPERTY		PAGE 1 of 1	5
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 5	Tax Dist:		
BUILDING MARKET VALUE			1,704,019
TOTAL MARKET OB/XF VALUE			55,760
TOTAL LAND VALUE - MARKET			900,000
TOTAL MARKET VALUE			2,659,779
SOH/AGL Deduction			0
ASSESSED VALUE			2,659,779
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			2,609,779
TOTAL JUST VALUE			2,659,779
NCON VALUE			1,759,779
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			900,000

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	SUBAREA MARKET VALUE
BAS	737	100	737	201,842
FGR	300	55	165	45,189
FGR	484	55	266	72,849
FOP	168	30	50	13,694
FOP	360	30	108	29,578
FOP	412	30	124	33,960
FST	240	55	132	36,151
FUS	1,603	100	1,603	439,014
FUS	2,814	100	2,814	770,670
STR	80	10	8	2,191
TOTALS	8,414		6,222	1,704,019

\*\* This building has 14 Sub-Areas  
40 OCEAN CLUB DR, FERNANDINA BEACH

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

PERMIT NUM	DESCRIPTION	AMT	ISSUED
210010773		861,743	12/22/2023
22013153	SWIM POOL	80,000	08/26/2022
21015496	NEW CONSTR	861,743	11/08/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2724/1799	7/16/2024	WD	U	I	11	100

GRANTOR: WARNER KARL J &  
GRANTEE: WARNER JOHNSON FAMI  
2415/1289 12/08/2020 WD Q V 01 815,000  
GRANTOR: ARNOLD DEVON D  
GRANTEE: WARNER KARL J & ELI

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=2024;ORIG=21,25] N15 E18 S7 E11 S8 S2 W12 S21 W13 N9 W4 N14 \$	
FST=[YR=2024;ORIG=21,10] W16 S15 E16 N15 \$	
FGR=[YR=2024;ORIG=21,25] W16 S27 E20 N4 N9 W4 N14 \$	
FGR=[YR=2024;ORIG=38,27] E12 S25 W12 N4 N21 \$	
FOP=[YR=2024;ORIG=5,52] E20 N4 E13 S4 E12 S8 W45 N8 \$	
FUS=[YR=2024;ORIG=105,-4] W45 S34 E10 S8 W10 S14 E45 N10 E22 N17 W22 N29 \$	
POP=[YR=2024;ORIG=60,52] E45 S8 W11 W7 W27 N8 \$	
STR=[YR=2024;ORIG=94,60] W7 S6 W9 S14 E7 N7 E9 N13 \$	
UOP=[YR=2024;ORIG=127,25] E9 S26 W9 N9 N17 \$	
UOP=[YR=2024;ORIG=105,25] E22 E9 N5 W10 N20 E10 N4 W31 S29 \$	

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
1	0409	ELEVATOR R	0 100	0	0	1.00	UT	10,200.00	10,200.00	100	2024	2023		100	10,200	
2	0855	CONC PAVER	0 100	0	0	2,386.00	SF	10.00	10.00	100	2024	2023		100	23,860	
3	0861	POOL GUNIT	0 100	20	10	200.00	SF	85.00	85.00	100	2024	2023		100	17,000	
4	0871	POOL HTR R	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	2024	2023		100	2,000	
5	0462	ST/AL FNC	0 100	0	0	240.00	SF	10.00	10.00	100	2024	2023		100	2,400	
6	0463	FENCE GATE	0 100	0	0	1.00	UT	300.00	300.00	100	2024	2023		100	300	

LAND DESCRIPTION										TOTAL OB/XF										55,760				
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	CONSVR
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							