

BUILDING CHARACTERISTICS		CONSTRUCTION	
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	12	HARDWOOD 50	
Interior Floor	14	CARPET 50	
Air Condition	03	CENTRAL 100	
Heating Type	04	AIR DUCTED 100	
Bedrooms		4 100	
Bathrooms		5.5 100	
Frame	02	WOOD FRAME 100	
Stories	3.	3. 100	
Units		0 100	
Quality	05	Quality Level 05	
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	455	100	455
BAS	696	100	696
BAS	2,435	100	2,435
FGR	888	55	488
FOP	85	30	26
FOP	218	30	65
FOP	248	30	74
FST	307	55	169
FST	309	55	170
FUS	1,852	100	1,852
TOTALS	9,905		7,148

MARKET ADJUSTMENTS

1 SFR CUST - 100% - 2003 Heated Area: 5752 HX Base Yr 2003

** This building has 16 Sub-Areas

32 OCEAN CLUB DR, FERNANDINA BEACH

NASSAU COUNTY PROPERTY		PAGE 1 of 1	5
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 5	Tax Dist:		
BUILDING MARKET VALUE			2,026,907
TOTAL MARKET OB/XF VALUE			46,062
TOTAL LAND VALUE - MARKET			900,000
TOTAL MARKET VALUE			2,972,969
SOH/AGL Deduction			1,551,961
ASSESSED VALUE			1,421,008
TOTAL EXEMPTION VALUE	HX HB WX		55,000
BASE TAXABLE VALUE			1,366,008
TOTAL JUST VALUE			2,972,969
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			2,883,221

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B018248	NEW CONSTR	825,800	05/01/2001

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1285/1954	1/06/2005	WD	U	I	01	100
GRANTOR: WALSH SUSAN B & E STE						
GRANTEE: WALSH E STEPHEN & S						
1284/1220	12/30/2004	WD	U	I	01	100
GRANTOR: WALSH SUSAN B						
GRANTEE: WALSH SUSAN B & E S						

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

BUILDING NOTES	
<p align="center">BUILDING DIMENSIONS</p> <p>UOP=[YR=2002] W8 S9 W3 FST=[YR=2002] N3 W17 S13 BAS=[YR=2002] W2 SFB=[YR=2002] W26 FGR=[YR=2002] N2 W15 UOP=[YR=2002] N4 W5 S1 W11 S18 W3 S10 E7 N10 E12 N15 \$ S15 W12 S24 E12 S1 E15 FST=[YR=2002] S5 E28 N8 BAS=[YR=2002] N10 W2 N17 W6 S11 W11 N4 W9 S13 E5 N5 E4 S12 E19 \$ W19 N12 W4 S5 W5 S10 \$ N38 \$ S15 E9 S4 E11 N11 E6 N8 \$ S25 E2 S13 E17 N3 UOP=[YR=2002] E8 N12 W8 S12 \$ N35 W17 \$ E17 S10E8 N11 W8 N9 \$ S9 E11 N18 \$ PTR= E10 UOP=[YR=2002] E5 N5 E12 N4 E1 S10 E30 N10 E1 S4 E14 S6 E5 S4 W1 S9 W4 BAS=[YR=2002] S9 E8 S11 W8 S28 W15 FOP=[YR=2002] S5 W2 UOP=[YR=2002] S20 W9 N20 E9 \$ W26 N5 E1 N3 E26 S3 E1 \$ W1 N3 W26 S3 W16 N14 W4 N7 E4 N18 E13 FOP=[YR=2002] N7 E28 S9 W26 N2 W2 \$ E2 S2 E26 N13 E17 S2</p>	

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	0504	FP-ELECTRI	0	100	0	0		1.00	UT	2,000.00	2,000.00	100	2002	2002	3	86	1,720
2	0858	SCULP CONC	0	100	0	0		1,874.00	SF	13.00	13.00	100	2002	2002	3	95	23,144
3	0858	SCULP CONC	0	100	22	3		66.00	SF	13.00	13.00	100	2002	2002	3	95	815
4	0861	POOL GUNIT	0	100	0	0		300.00	SF	85.00	85.00	100	2002	2002	3	29	7,395
5	0877	JACUZZI	0	100	0	0		1.00	UT	1,000.00	1,000.00	100	2002	2002	3	20	200
6	1126	CB/STC 8"	0	100	0	0		48.00	SF	8.00	8.00	100	2002	2002	3	82	315
7	1075	TRELLIS G	0	100	5	9		45.00	SF	35.00	35.00	100	2002	2002	3	30	473
8	0410	ELEVATOR	0	100	0	0		1.00	UT	12,000.00	12,000.00	100	2002	2002	3	100	12,000

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