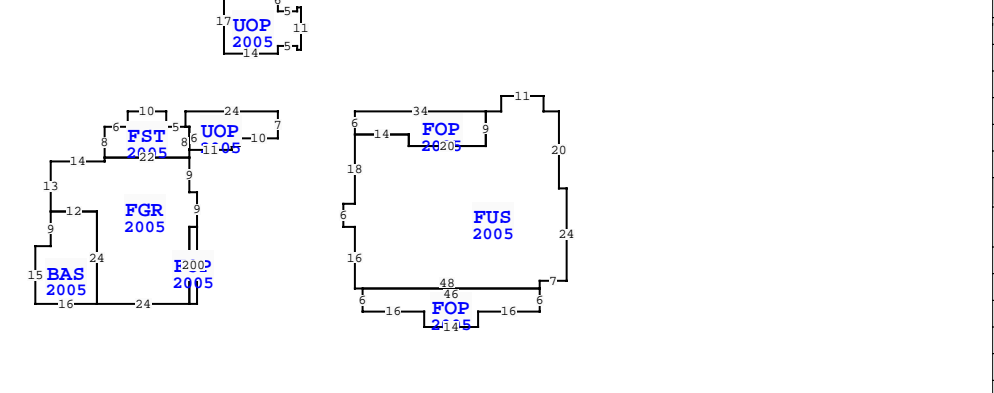


ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 70
Exterior Wall	17	CB STUCCO 30
Roof Structure	08	IRREGULAR 100
Roof Cover	07	CONC TILE 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 50
Interior Floor	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		5.5 100
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
0500	12	6,112	195.7380	293.61	1,794,544	2005	2005	0	0	0	91.00
1 SFR CUST - 100% - 2007 Heated Area: 4631 HX Base Yr 2007											



** This building has 18 Sub-Areas
20 OCEAN CLUB DR, FERNANDINA BEACH

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

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	348	100	348	92,980
FGR	1,084	55	596	159,243
FOP	4	30	1	268
FOP	4	30	1	268
FOP	10	30	3	802
FOP	12	30	4	1,068
FOP	40	30	12	3,206
FOP	164	30	49	13,092
FOP	264	30	79	21,107
FOP	332	30	100	26,719
TOTALS	8,471		6,112	1,633,035

NASSAU COUNTY PROPERTY		PAGE 1 of 1	5
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 5	Tax Dist:		
BUILDING MARKET VALUE	1,633,035		
TOTAL MARKET OB/XF VALUE	45,775		
TOTAL LAND VALUE - MARKET	900,000		
TOTAL MARKET VALUE	2,578,810		
SOH/AGL Deduction	1,219,663		
ASSESSED VALUE	1,359,147		
TOTAL EXEMPTION VALUE	50,000		
BASE TAXABLE VALUE	1,309,147		
TOTAL JUST VALUE	2,578,810		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	2,506,380		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M15762	H/AC	0	11/01/2010
M09287	MECH OTHER	0	02/01/2005
B0413245	FOUNDATION	10,000	07/01/2004
B0413332	NEW CONSTR	450,000	07/01/2004

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2560/0871	4/19/2022	QC	U	I	11	100
GRANTOR: DEGANAHL FRANK ANDREW						
GRANTEE: FRANK A DEGANAHL 20						
2546/1108	3/07/2022	QC	U	I	98	100
GRANTOR: DEGANAHL FRANK A						
GRANTEE: FRANK A DEGANAHL 20						

BLDING NOTES	

BLDING DIMENSIONS	
UOP=[YR=2005] W24 S4 FST=[YR=2005] W5 N4 W10 S4 W6 S8	
FGR=[YR=2005] S1 W14 S13 BAS=[YR=2005] S9 W4 S15 E16 N24 W12\$	
E12 S24 E24 FOP=[YR=2005] E2 N20 W2 S20\$ N20 E2 N9 W2 N9 W22\$	
E22 N8 W1\$ E1 S6 E11 N1 E2 N2 E10 N7\$ PTR=E20 FOP=[YR=2005]	
E34 FUS=[YR=2005] E4 N4 E11 S4 E4 S20 E2 S24 W7 S2	
FOP=[YR=2005] S6 W16 S4 W14 N4 W16 N6 E46\$ W48 N16 W3 N6 E3	
N18 E14 S3 E20 N9 \$ S9 W20 N3 W14 N6\$ W20\$PTR= N15	
UOP=[YR=2005] N2 E5 S1 E1 N11 W1 S1 W5 N6 FOP=[YR=2005] N1	
E18 N9 FUS=[YR=2005] E4 N27 W2 N19 W3 N4 W11 S4 W3 S2 W2	
FOP=[YR=2005] N2 W6 UOP=[YR=2005] N3 W4 S3 E4 \$ W9 N20 W1	
FSP=[YR=2005] W1 FOP=[YR=2005] N4 W1 FOP=[YR=2005] N1 W12	
S1 FOP=[YR=2005] W1 S4E1 N4 \$ E12 \$ S4 E1 \$ W1 N4 W12 S4 W2	

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	2005	2005	3	89	1,780	
2	0855	CONC PAVER	0	100	0	0	2,595.00	SF	10.00	10.00	100	2005	2005	3	86	22,317	
3	1126	CB/STC 8"	0	100	25	4	100.00	SF	8.00	8.00	100	2005	2005	3	86	688	
4	1126	CB/STC 8"	0	100	0	0	50.00	SF	8.00	8.00	100	2005	2005	3	86	344	
5	1126	CB/STC 8"	0	100	33	7	231.00	SF	8.00	8.00	100	2005	2005	3	86	1,589	
6	0410	ELEVATOR	0	100	0	0	1.00	UT	15,000.00	15,000.00	100	2005	2005	3	100	15,000	
8	0101	COM B-B-Q	0	100	0	0	1.00	UT	4,500.00	4,500.00	100	2005	2005	3	24	1,080	
9	0855	CONC PAVER	0	100	0	0	70.00	SF	10.00	10.00	100	2009	2009	3	90	630	
10	0810	CONCRETE A	0	100	10	16	160.00	SF	6.50	6.50	100	2009	2009	3	90	936	
11	1126	CB/STC 8"	0	100	0	0	196.00	SF	8.00	8.00	100	2009	2009	3	90	1,411	
TOTAL OB/XF																45,775	

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	DPTH 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			PUD	0.00	0.00	1.00	LT		1.00	1.00	0.90	1,000,000.00	900,000.00	900,000							