

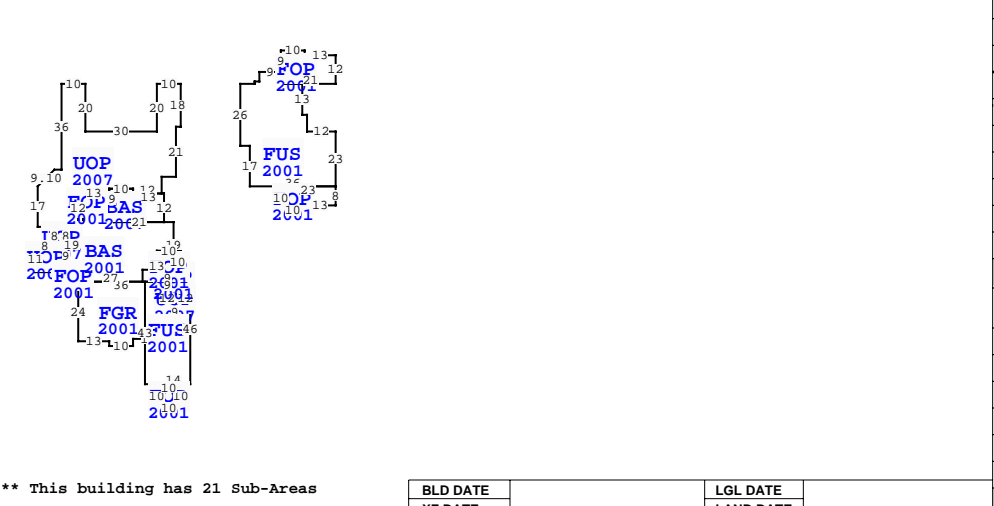


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 100
Roof Structur	08	IRREGULAR 100
Roof Cover	07	CONC TILE 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 80
Interior Floo	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		5.5 100
Frame	02	WOOD FRAME 100
Stories	4.	4. 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%	- 2021		298.94	2,054,914	2002	2002	0	0	10.50	89.50
				Heated Area: 5367				HX Base Yr 2021				

NASSAU COUNTY PROPERTY			PAGE 1 of 1			5
VALUATION SUMMARY			STANDARD			
VALUATION BY			Tax Group: 5			Tax Dist:
BUILDING MARKET VALUE						1,839,148
TOTAL MARKET OB/XF VALUE						121,489
TOTAL LAND VALUE - MARKET						900,000
TOTAL MARKET VALUE						2,860,637
SOH/AGL Deduction						846,566
ASSESSED VALUE						2,014,071
TOTAL EXEMPTION VALUE			HX HB			50,000
BASE TAXABLE VALUE						1,964,071
TOTAL JUST VALUE						2,860,637
NCON VALUE						0
INCOME VALUE						
PREVIOUS YEAR MKT VALUE						2,783,374

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	1,060	100	1,060	283,604
BAS	298	100	298	79,730
FGR	907	55	499	133,508
FOP	28	30	8	2,141
FOP	100	30	30	8,026
FOP	106	30	32	8,562
FOP	127	30	38	10,167
FOP	204	30	61	16,320
FOP	294	30	88	23,545
FOP	344	30	103	27,558
TOTALS	10,488		6,874	1,839,148



PERMIT NUM	DESCRIPTION	AMT	ISSUED
E24613	REMODEL	0	01/01/2012
B24155	REMODEL	75,000	11/01/2010
M11056	MECH OTHER	0	02/01/2006
P10266	OTHER	0	11/01/2005
B0515540	SWIM POOL	60,000	01/01/2005
B006993	NEW CONSTR	426,000	03/01/2000

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2577/0805	7/06/2022	QC	U	I	11	100
GRANTOR: CARVALHO MICHELE						
GRANTEE: CARVALHO ROBERT C						
2299/0085	8/13/2019	QC	U	I	11	100
GRANTOR: CARVALHO ROBERT & MIC						
GRANTEE: CARVALHO ROBERT						

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	2001	2001	3	85	1,700	
2	0858	SCULP CONC	0	100	0	0	3,073.00	SF	13.00	13.00	100	2001	2001	3	94	37,552	
3	1126	CB/STC 8"	0	100	0	0	994.00	SF	8.00	8.00	100	2001	2001	3	80	6,362	
4	1126	CB/STC 8"	0	100	0	0	38.00	SF	8.00	8.00	100	2001	2001	3	80	243	
5	0410	ELEVATOR	0	100	0	0	1.00	UT	20,000.00	20,000.00	100	2001	2001	3	100	20,000	
6	0861	POOL GUNIT	0	100	0	0	600.00	SF	170.00	170.00	100	2005	2005	3	40	40,800	
7	0830	FLAGSTONE	0	100	0	0	1,325.00	SF	12.00	12.00	100	2005	2005	3	86	13,674	
8	0877	JACUZZI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2005	2005	3	24	480	
9	0871	POOL HTR R	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2005	2005	3	24	480	
10	0463	FENCE GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2005	2005	3	66	198	

** This building has 21 Sub-Areas												
4 OCEAN CLUB DR, FERNANDINA BEACH												
BLD DATE			LGL DATE									
XF DATE			LAND DATE									
INC DATE			AG DATE									
TOTAL OB/XF 121,489												

BUILDING NOTES												
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**BUILDING DIMENSIONS**

UOP=[YR=2007] W10 S20 W30 N20 W10 S 36 W3 L7 D7 S17 E7  
 UOP=[YR=2007] S 8 UOP=[YR=2001] W8 S11 E6 N2 E8  
 FOP=[YR=2001] S7 E4 FGR=[YR=2001] S24 E13 S 2 E10 N3 E13 N11  
 UOP=[YR=2007] E9 N12 W2 UOP=[YR=2001] N7 W3 BAS=[YR=2001] N  
 19 W4 BAS=[YR=2007] N12 W13 N2 W10 S9 W1 S4 E3 S1 E21 S W21  
 N1 W3 N4 FOP=[YR=2001] E1 N7 W13 S12 E2 N2 R3 U3 E7 S W7  
 D3 L3 S2 W6 S19 E4 S6 E27 N5E13 N1 S S1 W4 S6 E7 S W7 S12 S  
 N13 W36 S 1 S N7 W4 S N9 W6 S6E N8 W6 S E6 N2 E4 N12 E13  
 N2E10 S2 E12 N7 E6 N21 E2 N18 S PTR=N47UOP=[YR=2001] N11  
 FOP=[YR=2001] E1 N1E14 N10 W 1 FUS=[YR=2001] N21 E4 N21 W3  
 FOP=[YR=2001] N13W14 N1 W1 UOP=[YR=2001] N7 E7 N 5 W20 S5  
 E6S7 E7 S W8 S1 W14 S 13E3 N1 E2 N4E9 S4 E2 S1E21S W 21 N1 W2

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