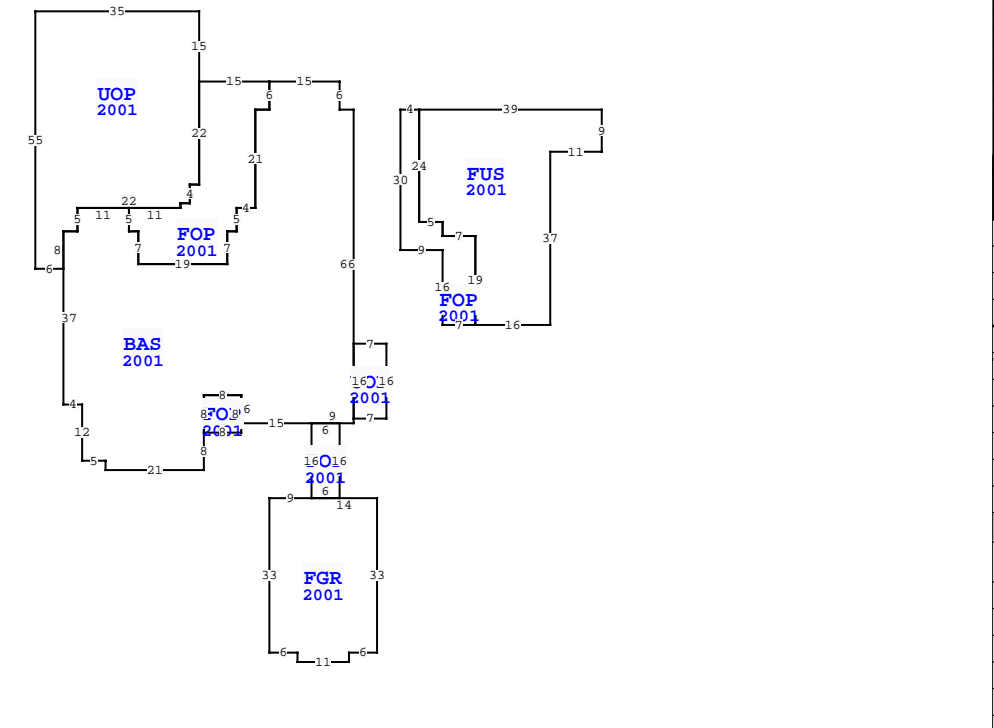


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	17 CB STUCCO 100
Roof Structur	08 IRREGULAR 100
Roof Cover	07 CONC TILE 100
Interior Wall	05 DRYWALL 100
Interior Floo	11 CLAY TILE 50
Interior Floo	12 HARDWOOD 50
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	3 100
Frame	02 WOOD FRAME 100
Stories	2. 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%	- 2017		Heated Area: 4450		HX	Base Yr 2017			



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	3,306	100	3,306	848,218
FGR	781	55	430	110,324
FOP	64	30	19	4,875
FOP	96	30	29	7,440
FOP	283	30	85	21,809
FOP	602	30	181	46,439
FUS	1,144	100	1,144	293,515
UOP	112	20	22	5,644
UOP	1,551	20	310	79,537
TOTALS	7,939		5,526	1,417,801

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	0855	CONC PAVER	0	100	0	0	2,870.00	SF	7.00	7.00	100	2001	2001	3	80	16,072	
3	0812	CONCRETE C	0	100	0	0	1,092.00	SF	4.00	4.00	100	2001	2001	3	80	3,494	
4	1126	CB/STC 8"	0	100	0	0	1,413.00	SF	8.00	8.00	100	2001	2001	3	80	9,043	
5	0861	POOL GUNIT	0	100	0	0	588.00	SF	85.00	85.00	100	2001	2001	3	27	13,495	
6	0871	POOL HTR R	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2001	2001	3	20	400	
7	0463	FENCE GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2001	2001	3	55	165	
8	0463	FENCE GATE	0	100	0	0	2.00	UT	300.00	300.00	100	2001	2001	3	55	330	

2 OCEAN CLUB DR, FERNANDINA BEACH												BLD DATE		LGL DATE	
												XF DATE		LAND DATE	
												INC DATE		AG DATE	
												TOTAL OB/XF		44,699	

NASSAU COUNTY PROPERTY		PAGE 1 of 1	5
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 5		Tax Dist:	
BUILDING MARKET VALUE		1,417,801	
TOTAL MARKET OB/XF VALUE		44,699	
TOTAL LAND VALUE - MARKET		850,000	
TOTAL MARKET VALUE		2,312,500	
SOH/AGL Deduction		812,066	
ASSESSED VALUE		1,500,434	
TOTAL EXEMPTION VALUE		HX HB 50,000	
BASE TAXABLE VALUE		1,450,434	
TOTAL JUST VALUE		2,312,500	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		2,250,909	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0007542	SWIM POOL	25,000	10/01/2000
B006735	NEW CONSTR	387,000	01/01/2000

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1792/0894	4/30/2012	WD Q	Q	I	01	1,330,000
GRANTOR: LEACH NEIL E & GLORIA						
GRANTEE: HERZOG ALAN B & FRA						
0899/1445	9/17/1999	WD Q	Q	V		399,000
GRANTOR: AMELIA ISLAND CO						
GRANTEE: LEACH NEIL E & GLOR						

BUILDING NOTES

BUILDING DIMENSIONS
BAS=[YR=2001] W3 N6 W15 FOP=[YR=2001] W15 UOP=[YR=2001] N15 W35 S55 E6 N8 E3 N5 E22 N1 E2 N4 E2 N22 \$ S22 W2 S4 W2 S1 W11 S5 E2 S7 E19 N7 E2 N5 E4 N21 E3 N6 \$ S6 W3 S21 W4 S5 W2 S7 W19 N7 W2 N5 W11 S5 W3 S37 E4 S12 E5 S2 E21 N8 FOP=[YR=2001] E8 N8 W8 S8 \$ N8 E8 S6 E15 FOP=[YR=2001] S16 FGR=[YR=2001] W9 S33 E6 S2 E11 N2 E6 N33 W14 \$ E6 N16 W6 \$ E9 N1 UOP=[YR=2001] E7 N16 W7 S16 \$ N66 \$ PTR= E10 FOP=[YR=2001] E4 FUS=[YR=2001] E39 S9 W11 S37 W16 N19 W7 N3 W5 N24 \$ S24 E5 S3 E7 S19 W7 N16 W9 N30 \$ W10 \$.

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	% 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	0.85	1,000,000.00	850,000.00	850,000							