UNIT 707
IN OR 2146/246
OCEAN CLUB VILLAS PHASE 2

HORTMAN EDWIN W JR TRUSTEE/QUALIFIED PERSONAL RESI
707 OCEAN CLUB PL
FERNANDINA BEACH, FL 32034

2024

01-6N-29-150V-0707-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION	
Floor		3 100	1508300
Recreation	POOL	POOL 100	
Location	SOUTH	SOUTH 100	
View	OCEAN	OCEAN 100	
Desirability	3RD FLOOR	3RD FLOOR 100	
Balcony	OPEN	OPEN 100	
Parking	U/G GARAGE	U/G GARAGE 100	
Bedrooms		4 100	
Bathrooms		4 100	
Oth Rooms		2 100	
Quality	05	Quality Level 05	
DOR CODE	0400	CONDOMINIUM	
MAP NUM		MKT AREA	10
NEIGHBORHOOD/LOC	10011.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS	3,224		3,224	

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1 CONDO – 100% - 2019		3,224				2001	2001	100	100	0		

HX Base Yr 2019

707 OCEAN CLUB PL, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 5	Tax Dist:	
BUILDING MARKET VALUE		2,397,750
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		0
TOTAL MARKET VALUE		2,397,750
SOH/AGL Deduction		775,658
ASSESSED VALUE		1,622,092
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		1,572,092
TOTAL JUST VALUE		2,397,750
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		2,392,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2146/0246	9/18/2017	WD	Q	I	01	1,625,000
GRANTOR: KIERNAN JOSEPH & KATH						
GRANTEE: QUALIFIED PERSONAL						
2069/0592	8/31/2016	WD	Q	I	01	1,500,000
GRANTOR: ASTOR FRED G & JOANNE						
GRANTEE: KIERNAN JOSEPH & KA						

BUILDING NOTES

BUILDING DIMENSIONS

EXTRA FEATURES

LN	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

LAND DESCRIPTION

TOTAL OB/XF 0

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 10/14/2021 BY JW Total Acres: 0.00 Total Land Value: 0 Market: 0 Agricultural: 0 Common: 0 PRINTED 08/06/2024 BY SYS