

UNIT 711
IN OR 1832/786 & OR 1832/788 &
OR 1832/790

B1 B2 & B3 QUALIFIED PERS RESIDENCE TRUST/BUTLER G
711 OCEAN CLUB PL
FERNANDINA BEACH, FL 32034

2024

01-6N-29-150V-0711-0000



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																
ELEMENT		CD	CONSTRUCTION		TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY																			
Floor			4	100	1508300		3,254				2001	2001	100	100	0		VALUATION BY STANDARD																			
Recreation	POOL		POOL	100	1 CONDO - 100% - 2003												Tax Group: 5										Tax Dist:									
Location	CENTER		CENTER	100													BUILDING MARKET VALUE										2,622,000									
View	OCEAN		OCEAN	100													TOTAL MARKET OB/XF VALUE										0									
Desirability	4TH FLOOR		4TH FLOOR	100													TOTAL LAND VALUE - MARKET										0									
Balcony	OPEN		OPEN	100													TOTAL MARKET VALUE										2,622,000									
Parking/G	GARAGE		U/G GARAGE	100	SOH/AGL Deduction										1,378,415																					
Bedrooms			4	100	ASSESSED VALUE										1,243,585																					
Bathrooms			4.5	100	TOTAL EXEMPTION VALUE										HX HB 50,000																					
Oth Rooms			2	100	BASE TAXABLE VALUE										1,193,585																					
																	TOTAL JUST VALUE										2,622,000									
																	NCON VALUE										0									
																	INCOME VALUE																			
																	PREVIOUS YEAR MKT VALUE										2,619,600									
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			3,254		3,254																															
EXTRA FEATURES																	711 OCEAN CLUB PL, FERNANDINA BEACH																			
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																				
LAND DESCRIPTION																	TOTAL OB/XF 0																			
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												
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																																				