

AMELIA ISLAND EQUITY CLUB INC/
5 OCEAN CLUB DRIVE
FERNANDINA BEACH, FL 32034

01-6N-29-AICO-0001-0040

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																											
ELEMENT		CD	CONSTRUCTIONS		TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	PD	NORM	% COND	VALUATION SUMMARY																													
Exterior Wall		17	CB STUCCO 100		0303	04	28,756	175.2608	187.97	5,405,265	1997	2010	0	0	129	6.50	129.00	VALUATION BY					STANDARD																								
Roof Structur		08	IRREGULAR 100		1 CLUB HOUSE - 0% - 0										Heated Area: 26228										HX Base Yr										Tax Group: 5					Tax Dist:							
Roof Cover		07	CONC TILE 100																						BUILDING MARKET VALUE										6,972,792												
Interior Wall		05	DRYWALL 80																						TOTAL MARKET OB/XF VALUE										691,282												
Interior Wall		08	DECORATIVE 20																						TOTAL LAND VALUE - MARKET										2,730,000												
Interior Floo		11	CLAY TILE 70																						TOTAL MARKET VALUE										10,394,074												
Interior Floo		14	CARPET 30																						SOH/AGL Deduction										153,538												
Ceiling		02	F.NOT SUS 100																						ASSESSED VALUE										10,240,536												
Air Condition		04	ROOF TOP 100																						TOTAL EXEMPTION VALUE										0												
Heating Type		04	AIR DUCTED 100																						BASE TAXABLE VALUE										10,240,536												
Fixtures			91 100																						TOTAL JUST VALUE										10,394,074												
Frame		04	REIN CONC 100																						NCON VALUE										0												
Story Height			14 100																						INCOME VALUE																						
RMS			47 100																						PREVIOUS YEAR MKT VALUE										10,696,906												
Stories		2.	2. 100																																												
Units			0 100																																												
Occupancy		00	OWNER OCC 100																																												
Quality		06	Quality Level 06																																												
DOR CODE		7700	CLUBS/LODGES/HALLS																																												
MAP NUM			MKT AREA		10																																										
NEIGHBORHOOD/LOC		10001.00																																													
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																																											
BAL	507	15	76	18,429																																											
BAS	7,644	100	7,644	1,853,527																																											
BAS	3,684	100	3,684	893,300																																											
BRA	190	110	209	50,679																																											
CAN	4,545	30	1,364	330,744																																											
CAN	2,439	30	732	177,496																																											
CLP	148	30	44	10,670																																											
FST	203	50	102	24,733																																											
FUS	10,055	100	10,055	2,438,149																																											
FUS	3,873	100	3,873	939,130																																											
TOTALS	35,309		28,756	6,972,792																																											
EXTRA FEATURES					5 OCEAN CLUB DR, FERNANDINA BEACH																																										
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2024

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REVIEW DATE	04/22/2021	BY	KK	Total Acres: 4.55	Total Land Value: 2,730,000	Market: 0	Agricultural: 0	Common: 2,730,000	PRINTED 08/06/2024 BY SYS
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