

LOT 8  
DECLARATION CVNTS OR 893/252  
OCEAN CLUB DRIVE PB 6/107-110

GILLIS M SCOTT QUALIFIED PERSONAL RESIDENCE TRUST/  
39 OCEAN CLUB DR  
FERNANDINA BEACH, FL 32034-6542

**2025**

01-6N-29-150C-0008-0000

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	17	CB STUCCO	80
Exterior Wall	23	REINF CONC	20
Roof Structure	08	IRREGULAR	100
Roof Cover	07	CONC TILE	100
Interior Wall	05	DRYWALL	100
Interior Floor	12	HARDWOOD	60
Interior Floor	11	CLAY TILE	40
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		8	100
Bathrooms		7.5	100
Frame	02	WOOD FRAME	100
Stories	5.	5.100	
Units		0	100
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	YEAR
BAS	1,636	100	2005
FOP	1,484	30	2005
FSP	529	40	2005
FST	543	55	2005
FUS	10,033	100	2005
UOP	1,174	20	2005
TOTALS	15,399		

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%	- 2023								
Heated Area: 11669					HX Base Yr 2023						

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY		PAGE 1 of 2	
VALUATION BY	STANDARD		
Tax Group: 5	Tax Dist:		
BUILDING MARKET VALUE	6,878,468		
TOTAL MARKET OB/XF VALUE	100,474		
TOTAL LAND VALUE - MARKET	2,500,000		
TOTAL MARKET VALUE	9,478,942		
SOH/AGL Deduction	276,938		
ASSESSED VALUE	9,202,004		
TOTAL EXEMPTION VALUE	HX HB	50,722	
BASE TAXABLE VALUE	9,151,282		
TOTAL JUST VALUE	9,478,942		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	9,169,779		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R046033	REPAIR/RRF	55,000	04/01/2004
B0311760	SWIM POOL	25,000	09/01/2003
B0310719	NEW CONSTR	3,200,000	01/01/2003
B0210435	FOUNDATION	52,000	11/01/2002

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2664/1309	8/12/2023	SW	U	I	11	100
GRANTOR: GILLIS YVONNE B & M S						
GRANTEE: GILLIS M SCOTT QUAL						
2568/0812	6/02/2022	WD	Q	I	01	10,550,000
GRANTOR: BULA LLC						
GRANTEE: GILLIS YVONNE B & M						

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	0835	QUARY TILE	0	100	0	0	2,490.00	SF	10.00	10.00	100	2005	2005	3	84	20,916	
2	0830	FLAGSTONE	0	100	0	0	889.00	SF	12.00	12.00	100	2005	2005	3	84	8,961	
3	0861	POOL GUNIT	0	100	0	0	480.00	SF	85.00	85.00	100	2005	2005	3	36	14,688	
4	0861	POOL GUNIT	0	100	12	9	108.00	SF	59.50	59.50	100	2005	2005	3	36	2,313	
5	1126	CB/STC 8"	0	100	0	0	906.00	SF	9.60	9.60	100	2005	2005	3	84	7,306	
6	1126	CB/STC 8"	0	100	0	0	855.00	SF	8.00	8.00	100	2005	2005	3	84	5,746	
7	0835	QUARY TILE	0	100	3	3	9.00	SF	10.00	10.00	100	2005	2005	3	84	76	
8	1126	CB/STC 8"	0	100	0	0	28.00	SF	8.00	8.00	100	2005	2005	3	84	188	
9	0504	FP-ELECTRI	0	100	0	0	2.00	UT	2,000.00	2,000.00	100	2005	2005	3	88	3,520	
10	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2005	2005	3	88	1,760	

TOTAL OB/XF									
65,474									
BLD DATE		LGL DATE							
XF DATE		LAND DATE							
INC DATE		AG DATE							

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS=[YR=2005] 1636\$ FSP=[YR=2005] 529\$ FOP=[YR=2005] 1484\$ FUS=[YR=2005] 10033\$ FST=[YR=2005] 543\$ UOP=[YR=2005] 1174\$.									

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	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000120	C	RES OCEAN	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	2,500,000.00	2,500,000.00	2,500,000							

