LOT 9
DECLARATION CVNTS OR 893/252
OCEAN CLUB DRIVE PB 6/107-110

COLDIRON BRETT/LONG LANA L
41 OCEAN CLUB DR
FERNANDINA BEACH, FL 32034

2025

01-6N-29-150C-0009-0000

BUILDING CHARACTERISTICS

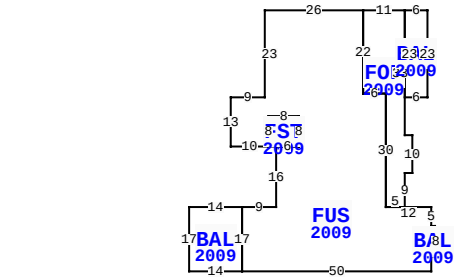
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 100
Roof Structur	08	IRREGULAR 100
Roof Cover	08	CLAY TILE 100
Interior Wall	08	DECORATIVE 100
Interior Floo	15	HARDTILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		7.5 100
Frame	02	WOOD FRAME 100
Stories	3.	3. 100
Units		0 100
Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 10
NEIGHBORHOOD/LOC		10014.00

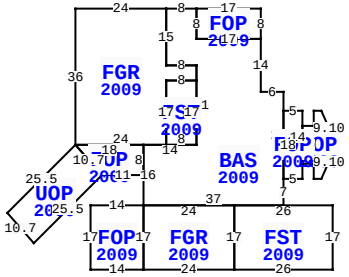
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	8	15	2009	1	744
BAL	138	15	2009	21	15,623
BAL	170	15	2009	26	19,343
BAL	238	15	2009	36	26,782
BAL	363	15	2009	54	40,174
BAL	540	15	2009	81	60,261
BAS	1,272	100	2009	1,272	946,316
FGR	408	55	2009	224	166,647
FGR	896	55	2009	493	366,772
FOP	90	30	2009	27	20,087
TOTALS	13,063			9,277	6,901,708

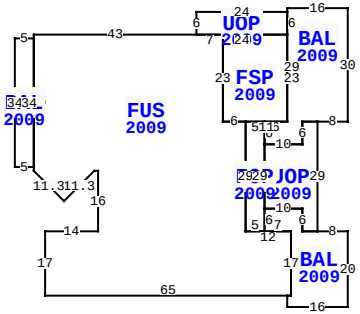
MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	22	9,277	509.0355	804.28	7,461,306	2009	2009	0	0	0	7.50	92.50

1 SFR CUST – 100% - 2024 Heated Area: 7330 HX Base Yr 2024







** This building has 25 Sub-Areas

41 OCEAN CLUB DR, FERNANDINA BEACH

BLD DATE	06/11/2009 DJ	LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 2 5

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 5	Tax Dist:	
BUILDING MARKET VALUE		6,901,708
TOTAL MARKET OB/XF VALUE		85,120
TOTAL LAND VALUE - MARKET		2,500,000
TOTAL MARKET VALUE		9,486,828
SOH/AGL Deduction		45,979
ASSESSED VALUE		9,440,849
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		9,390,127
TOTAL JUST VALUE		9,486,828
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		9,174,780

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B230014642		5,000	11/14/2023
C20942	CO ISSUED	0	05/07/2009
R11862	REPAIR/RRF	21,000	05/01/2009
B22304	NEW CONSTR	9,000	02/01/2009
M14166	H/AC	0	10/01/2008
P13057	OTHER	0	02/01/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2516/0620	11/22/2021	WD	Q	I	02	8,250,000
GRANTOR: BERKMAN BETTY L						
GRANTEE: COLDIRON BRETT & LA						
1530/1631	10/17/2007	WD	Q	V		2,677,500
GRANTOR: 9 OCEAN CLUB LLC						
GRANTEE: BERKMAN DAVID & BET						

BUILDING NOTES

BUILDING DIMENSIONS

FUS=[YR=2009;ORIG=60,0] E43 E7 S23 E6 S29 E12 S17 W65 N17 E14 N16 W1 D8L8 U8L8 N1 N35 $
FUS=[YR=2009;ORIG=0,-100] E26 S22 E6 S30 E12 S5 S12 W50 N17 E9 N16 E6 N8 W8 S8 W10 N13 E9 N23 $
BAS=[YR=2009;ORIG=-17,0] W8 S15 E8 S21 W14 S16 E37 N7 N23 W6 N14 W17 N8 $
FGR=[YR=2009;ORIG=-25,0] W24 S36 E24 N17 E8 N4 W8 N15 $
BAL=[YR=2009;ORIG=127,-6] N1 E16 S30 W8 W4 S6 W10 N6 E6 N29 $
FST=[YR=2009;ORIG=-7,69] E26 N17 W26 S17 $
FOP=[YR=2009;ORIG=26,-100] E11 S33 E2 S10 W2 S9 W5 N30 W6 N22 $
FGR=[YR=2009;ORIG=-31,69] E24 N17 W24 S17 $

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
1	0855	CONC PAVER	0	100	0	0	3,977.00	SF	10.00	10.00	100	2009	2009	3	89	35,395	
2	0830	FLAGSTONE	0	100	0	0	102.00	SF	12.00	12.00	100	2009	2009	3	89	1,089	
3	1075	TRELLIS G	0	100	10	10	100.00	SF	35.00	35.00	100	2009	2009	3	52	1,820	
4	1075	TRELLIS G	0	100	10	10	100.00	SF	35.00	35.00	100	2009	2009	3	52	1,820	
5	0462	ST/AL FNC	0	100	0	0	90.00	SF	10.00	10.00	100	2009	2009	3	52	468	
6	0463	FENCE GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2009	2009	3	74	222	
7	1126	CB/STC 8"	0	100	0	0	2,016.00	SF	8.00	8.00	100	2009	2009	3	89	14,354	
8	0504	FP-ELECTRI	0	100	0	0	2.00	UT	2,000.00	2,000.00	100	2009	2009	3	92	3,680	
9	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2009	2009	3	92	1,840	
10	0861	POOL GUNIT	0	100	0	0	322.00	SF	85.00	85.00	100	2009	2009	3	52	14,232	

LAND DESCRIPTION

TOTAL OB/XF 74,920

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
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							

REVIEW DATE 11/04/2019 BY DJA Total Acres: 0.00 Total Land Value: 2,500,000 Market: 0 Agricultural: 0 Common: 2,500,000 PRINTED 07/30/2025 BY SYS

LOT 9
DECLARATION CVNTS OR 893/252
OCEAN CLUB DRIVE PB 6/107-110

COLDIRON BRETT/LONG LANA L
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2025

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ELEMENT	CD	CONSTRUCTION

DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	10
NEIGHBORHOOD/LOC	10014.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

BLD DATE	06/11/2009 DJ	LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

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TOTAL JUST VALUE		9,486,828
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		9,174,780

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E20418	ELEC OTHER	0	01/01/2008
B20942	NEW CONSTR	2,118,000	01/01/2008
B20772	FOUNDATION	110,000	11/01/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
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GRANTOR: 9 OCEAN CLUB LLC						
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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
11	0409	ELEVATOR R	0	100	0	0	1.00	UT	10,200.00	10,200.00	100	2009	2009	3	100	10,200	

TOTAL OB/XF 10,200

LAND DESCRIPTION

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 11/04/2019 **BY** DJA Total Acres: 0.00 Total Land Value: 2,500,000 Market: 0 Agricultural: 0 Common: 2,500,000 **PRINTED** 07/30/2025 BY SYS