

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	23	REINF CONC	100
Roof Structur	08	IRREGULAR	100
Roof Cover	07	CONC TILE	50
Roof Cover	08	CLAY TILE	50
Interior Wall	05	DRYWALL	100
Interior Floor	15	HARDTILE	100
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		7	100
Bathrooms		9.5	100
Frame	03	MASONRY	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	11,110	100	2012
FGR	1,506	55	2012
FOP	3,189	30	2012
UOP	2,421	20	2012
UST	541	45	2012
TOTALS	18,767		

MARKET ADJUSTMENTS																									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND														
1	SFR	CUST	- 0%	- 2023	Heated Area: 11110		HX Base Yr																		
<table border="1"> <tr> <td>BLD DATE</td> <td></td> <td>LGL DATE</td> <td></td> </tr> <tr> <td>XF DATE</td> <td></td> <td>LAND DATE</td> <td></td> </tr> <tr> <td>INC DATE</td> <td></td> <td>AG DATE</td> <td></td> </tr> </table>														BLD DATE		LGL DATE		XF DATE		LAND DATE		INC DATE		AG DATE	
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NASSAU COUNTY PROPERTY		PAGE 1 of 1	5
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 5	Tax Dist:		
BUILDING MARKET VALUE			8,508,198
TOTAL MARKET OB/XF VALUE			229,861
TOTAL LAND VALUE - MARKET			2,500,000
TOTAL MARKET VALUE			11,238,059
SOH/AGL Deduction			0
ASSESSED VALUE			11,238,059
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			11,238,059
TOTAL JUST VALUE			11,238,059
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			10,857,528

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C0922408	CO ISSUED	0	10/03/2012
E25005	ELEC OTHER	0	05/01/2011
M16146	H/AC	0	05/01/2011
P14395	NEW CONSTR	0	08/01/2010
E22569	ELEC OTHER	50,000	04/01/2010
B23385	SWIM POOL	150,000	03/01/2010

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2597/0334	10/17/2022	WD	Q	I	01	13,350,000
GRANTOR: WELDON THOMAS D REV T						
GRANTEE: SOLITUDE DEVELOPMEN						
2348/0753	3/19/2020	WD	U	I	11	100
GRANTOR: WELDON THOMAS D & VIO						
GRANTEE: THOMAS D WELDON REV						

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	0855	CONC PAVER	0	0	0	0	4,870.00	SF	7.00	7.00	100	2012	2012	3	92	31,363	
2	1126	CB/STC 8"	0	0	0	0	390.00	SF	8.00	8.00	100	2012	2012	3	92	2,870	
3	0810	CONCRETE A	0	0	0	0	176.00	SF	6.50	6.50	100	2012	2012	3	92	1,052	
4	0885	WATERSCAPE	0	0	0	0	1.00	UT	10,000.00	10,000.00	100	2012	2012	3	100	10,000	
5	0861	POOL GUNIT	0	0	0	0	801.00	SF	212.50	212.50	100	2012	2012	3	64	108,936	
6	0504	FP-ELECTRI	0	0	0	0	2.00	UT	3,000.00	3,000.00	100	2012	2012	3	94	5,640	
7	0410	ELEVATOR	0	0	0	0	1.00	UT	70,000.00	70,000.00	100	2012	2012	3	100	70,000	

TOTAL OB/XF														229,861			
43 OCEAN CLUB DR, FERNANDINA BEACH																	

BUILDING NOTES			

BUILDING DIMENSIONS			
BAS=[YR=2012] 11110\$FOP=[YR=2012] 3189\$ UOP=[YR=2012] 2421\$UST=[YR=2012] 541\$ FGR=[YR=2012] 1506\$.			

LAND DESCRIPTION										TOTAL OB/XF										229,861				
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	0		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							