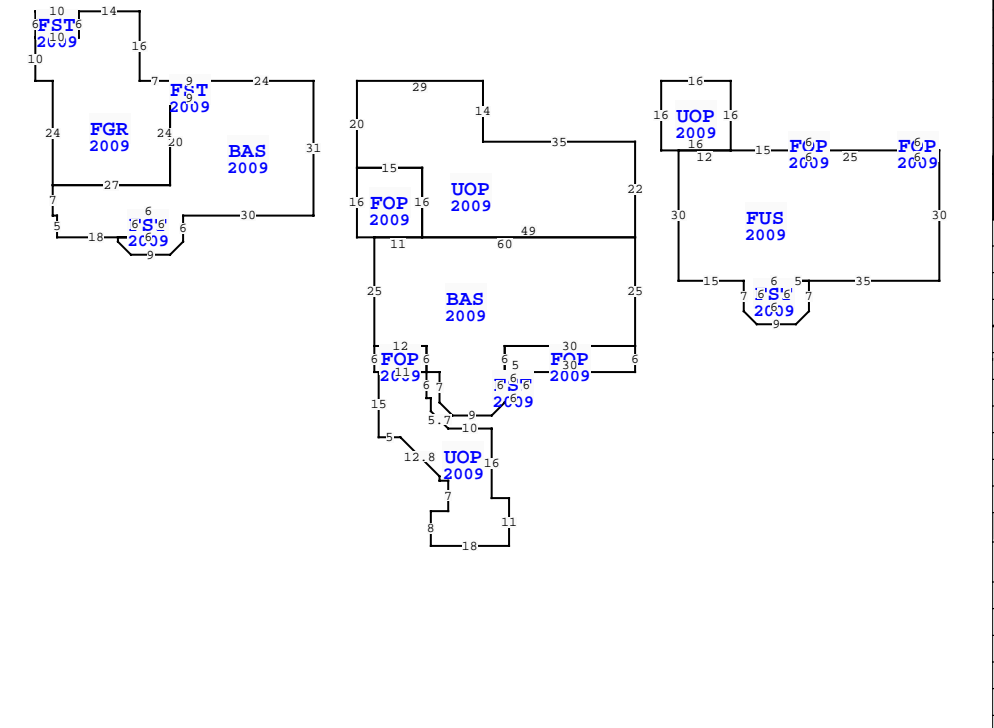


ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	08	CLAY TILE 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 50
Interior Floor	12	HARDWOOD 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		4.5 100
Frame	02	WOOD FRAME 100
Stories		3. 100
Units		0 100

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%	- 2020		Heated Area: 5062					HX	Base Yr 2020	



VALUATION SUMMARY		STANDARD
VALUATION BY		STANDARD
Tax Group: 5		Tax Dist:
BUILDING MARKET VALUE		2,332,860
TOTAL MARKET OB/XF VALUE		83,775
TOTAL LAND VALUE - MARKET		1,300,000
TOTAL MARKET VALUE		3,716,635
SOH/AGL Deduction		1,079,365
ASSESSED VALUE		2,637,270
TOTAL EXEMPTION VALUE		50,722
BASE TAXABLE VALUE		2,586,548
TOTAL JUST VALUE		3,716,635
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		3,613,243

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
BAS	1,372	100	2009	1,372	503,965
BAS	1,749	100	2009	1,749	642,446
FGR	972	55	2009	535	196,517
FOP	12	30	2009	4	1,470
FOP	12	30	2009	4	1,470
FOP	72	30	2009	22	8,081
FOP	180	30	2009	54	19,835
FOP	240	30	2009	72	26,447
FST	36	55	2009	20	7,347
FST	36	55	2009	20	7,347
TOTALS	9,181			6,351	3,322,860

** This building has 17 Sub-Areas
49 OCEAN CLUB DR, FERNANDINA BEACH

BLD DATE	05/12/2009	DJ	LGL DATE
XF DATE			LAND DATE
INC DATE			AG DATE

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C20742	CO ISSUED	0	02/25/2009
ML3816	MECH OTHER	0	05/01/2008
B21342	SWIM POOL	32,000	04/01/2008
E20216	ELEC OTHER	20,000	11/01/2007
R10852	REPAIR/RRF	40,000	11/01/2007
B20742	NEW CONSTR	1,750,000	11/01/2007

SALES DATA						
OFF RECORD Number	DATE	TYPE	Q / U	V / I	RSN CD	SALE PRICE
2312/1496	10/15/2019	WD	Q	I	02	3,200,000
GRANTOR: KOLLEVOLL OLAV B & JU						
GRANTEE: KNORRING JAMES P SR						
1415/0009	5/25/2006	WD	Q	V		1,450,000
GRANTOR: PRN LLC						
GRANTEE: KOLLEVOLL OLAV B &						

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	0504	FP-ELECTRI	0	100	0	0	2.00	UT	2,000.00	2,000.00	100	2009	2009	3	92	3,680	
2	0410	ELEVATOR	0	100	0	0	1.00	UT	10,000.00	10,000.00	100	2009	2009	3	100	10,000	
3	0855	CONC PAVER	0	100	0	0	3,342.00	SF	10.00	10.00	100	2009	2009	3	89	29,744	
4	0462	ST/AL FNC	0	100	0	0	235.00	SF	10.00	10.00	100	2009	2009	3	52	1,222	
5	0463	FENCE GATE	0	100	0	0	4.00	UT	300.00	300.00	100	2009	2009	3	74	888	
6	1126	CB/STC 8"	0	100	0	0	759.00	SF	8.00	8.00	100	2009	2009	3	89	5,404	
7	0861	POOL GUNIT	0	100	0	0	490.00	SF	127.50	127.50	100	2009	2009	3	52	32,487	
8	0877	JACUZZI	0	100	0	0	1.00	UT	1,000.00	1,000.00	100	2009	2009	3	35	350	

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=2009] W24 FST=[YR=2009] W9 FGR=[YR=2009]	
W7N16W14FST=[YR=2009] W10S6 E10N6\$ S6W10S10E4S24E27N24\$ S4	
E9N4\$ S4W9S20W27S7E1S5E18 FST=[YR=2009] E6N6W6S6\$W4S1 D3 R3	
E9 U3 R3 N6E30N31\$ PTR=E10 UOP=[YR=2009] E29S14E35S22	
BAS=[YR=2009] S25 FOP=[YR=2009] S6W30N6E30\$ W30S6	
E5FST=[YR=2009] W6S6E6N6\$ W5S7 D3 L3 W9 U3 L3 N7W3	
UOP=[YR=2009] S6E1S3 D4 R4 E10S16E4S11W18N8E4N7W2N1 U9 L9	
W5N15 FOP=[YR=2009] W1N6E12S6W11\$ E11\$ N6W12N25 FOP=[YR=2009]	
W4N16E15 S16W11\$ E60\$ W49N16W15N20\$ W10 \$ PTR=E80	
UOP=[YR=2009] E16S16 FUS=[YR=2009] E15 FOP=[YR=2009]	
N2E6S2W6\$ E25 FOP=[YR=2009] N2E6S2W6\$ E8 S30 W35	
FST=[YR=2009] W6S6E6N6\$ E5S7 D3 L3 W9 U3 L3 N7W15N30E12\$	

LAND DESCRIPTION		TOTAL OB/XF 83,775																						
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
1	000100	C	RES	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.30	1,000,000.00	1,300,000.00	1,300,000							