

BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 70
Exterior Wall	17	CB STUCCO 30
Roof Structure	08	IRREGULAR 100
Roof Cover	07	CONC 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		5.5 100
Frame	03	MASONRY 100
Stories	3.	3. 100
Units		0 100

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
1	SFR CUST	- 100%	- 2020									
			Heated Area: 5133				HX Base Yr 2020					



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VALUATION SUMMARY					
VALUATION BY		STANDARD			
Tax Group: 5		Tax Dist:			
BUILDING MARKET VALUE				1,077,569	
TOTAL MARKET OB/XF VALUE				103,692	
TOTAL LAND VALUE - MARKET				1,000,000	
TOTAL MARKET VALUE				2,181,261	
SOH/AGL Deduction				0	
ASSESSED VALUE				2,181,261	
TOTAL EXEMPTION VALUE		HX HB		50,722	
BASE TAXABLE VALUE				2,130,539	
TOTAL JUST VALUE				2,181,261	
NCON VALUE				0	
INCOME VALUE				0	
PREVIOUS YEAR MKT VALUE				2,139,291	

Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 10
NEIGHBORHOOD/LOC	10014.00	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
BAL	36	15
BAL	42	15
BAL	60	15
BAS	1,103	100
FGR	1,110	55
FOP	60	30
FOP	294	30
FOP	365	30
FOP	506	30
FOP	590	30
TOTALS	10,476	

** This building has 22 Sub-Areas
44 OCEAN CLUB DR, FERNANDINA BEACH

BLD DATE	LGL DATE
XF DATE	LAND DATE
INC DATE	AG DATE

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B240007242	REMOVE & REPLACE	250,000	06/18/2024
19006603	CO ISSUED	0	06/20/2019
B1808835	SWIM POOL	60,000	08/29/2018
B1701194	NEW CONSTR	0	02/15/2017

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2522/1931	12/14/2021	WD	U	I	11	100

GRANTOR: EDWARDS S TAYLOR & EL
GRANTEE: EDWARDS SAMUEL T JR
2233/1974 9/25/2018 SW U V 11 100
GRANTOR: EDWARDS S TAYLOR & EL
GRANTEE: EDWARDS SAMUEL REVO

BUILDING NOTES	

BUILDING DIMENSIONS	
UOP=[YR=2019] W4S16W19N6W11N10W16S18 FGR=[YR=2019] W19 UOP=[YR=2019] W7S18E7N18 \$ S26 UOP=[YR=2019] W7S20E7N20\$ S21 E12S6 FOP=[YR=2019] S5E22 UOP=[YR=2019] S10 D3 R16 S3E9N9E10N7W35\$ E35N15W8 BAS=[YR=2019] N9 FOP=[YR=2019] E6 STR=[YR=2019] E4N20W6S4E2S16\$ N16W25 U8 L8 N10W15S18E18S6E18S8E6S2 \$ N2W6N8W18N6W13S35E37N10\$ S10 W49\$ E12N35W5N18\$ E15S10 D8 R8 E23N4E4N32\$ PTR=E15 FUS=[YR=2019] E19 FOP=[YR=2019] E15S10 D8 R8 E25S8 STR=[YR=2019] S10W4N10E4\$ W6BAL=[YR=2019] S6W6N6E6\$ W6N2W18N6W18N18\$ S18 E18S6E18S8E6S21W28 STR=[YR=2019] N5 FST=[YR=2019] N7W9S7E9\$W9N7W5S6W7S6 FOP=[YR=2019] S5E12N5W12\$ E21\$ N12 W14S6W19N47\$ W15\$ PTR= E100 FUS=[YR=2019] E24 FOP=[YR=2019]	

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	0500	FP-PRE FAB	0	100	0	0		1.00	UT 7,000.00	7,000.00	100	2019	2019	3	98	6,860
2	0861	POOL GUNIT	0	100	0	0		414.00	SF 85.00	85.00	100	2019	2019	3	87	30,615
3	0871	POOL HTR R	0	100	0	0		1.00	UT 2,000.00	2,000.00	100	2019	2019	3	82	1,640
4	0410	ELEVATOR	0	100	0	0		1.00	UT 15,000.00	15,000.00	90	2019	2019	3	90	13,500
5	0855	CONC PAVER	0	100	0	0		4,198.00	SF 10.00	10.00	100	2019	2019	3	97	40,721
6	1126	CB/STC 8"	0	100	0	0		877.00	SF 8.00	8.00	100	2019	2019	3	97	6,806
7	0462	ST/AL FNC	0	100	0	0		408.00	SF 10.00	10.00	100	2019	2019	3	87	3,550

LAND DESCRIPTION		TOTAL OB/XF													103,692									
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	000100	C	RES	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	1,000,000.00	1,000,000.00	1,000,000							