



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 60
Exterior Wall	16	WD FR STUC 40
Roof Structure	08	IRREGULAR 100
Roof Cover	07	CONC TILE 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 50
Interior Floor	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		4.5 100
Frame	02	WOOD FRAME 100
Stories	4.	4. 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%	- 2003								
Heated Area: 5666						HX Base Yr 2003						

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 5		Tax Dist:	
BUILDING MARKET VALUE		2,218,746	
TOTAL MARKET OB/XF VALUE		56,059	
TOTAL LAND VALUE - MARKET		900,000	
TOTAL MARKET VALUE		3,174,805	
SOH/AGL Deduction		1,660,074	
ASSESSED VALUE		1,514,731	
TOTAL EXEMPTION VALUE		50,722	
BASE TAXABLE VALUE		1,464,009	
TOTAL JUST VALUE		3,174,805	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		3,075,270	

Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 10
NEIGHBORHOOD/LOC	10014.00	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
BAS	560	100
FGR	829	55
FOP	440	30
FSP	526	40
FST	1,125	55
FUS	5,106	100
UOP	661	20
UST	186	45
TOTALS	9,433	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	560	100	2002	560	170,229
FGR	829	55	2002	456	138,615
FOP	440	30	2002	132	40,126
FSP	526	40	2002	210	63,836
FST	1,125	55	2002	619	188,163
FUS	5,106	100	2002	5,106	1,552,119
UOP	661	20	2002	132	40,126
UST	186	45	2002	84	25,534
TOTALS	9,433			7,299	2,218,746

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B250005217	R/R RES	114,000	05/14/2025
P014534	NEW CONSTR	0	02/01/2001

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0891/1406	7/19/1999	WD	Q	V		599,000
GRANTOR: AMELIA ISLAND CO						
GRANTEE: HILLIER COLSON H JR						

EXTRA FEATURES												
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0855	CONC PAVER	0	100	0	0	4,646.00	UT	10.00	10.00	100	2002
2	1126	CB/STC 8"	0	100	0	0	190.00	SF	8.00	8.00	100	2002
3	0885	WATERSCAPE	0	100	0	0	1.00	UT	3,000.00	3,000.00	100	2002
4	0410	ELEVATOR	0	100	0	0	1.00	UT	10,000.00	10,000.00	100	2002
5	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2002
6	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2002

TOTAL OB/XF												
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
42 OCEAN CLUB DR, FERNANDINA BEACH												
BLD DATE												
XF DATE												
INC DATE												
LGL DATE												
LAND DATE												
AG DATE												
TOTAL OB/XF 56,059												

BUILDING NOTES												

BUILDING DIMENSIONS												
BAS=[YR=2002] 560 \$ FUS=[YR=2002] 5106 \$ FGR=[YR=2002] 829\$ FST=[YR=2002] 1125 \$ FSP=[YR=2002] 526 \$ UST=[YR=2002] 186 \$ FOP=[YR=2002] 440\$ UOP=[YR=2002] 661 \$ .												

LAND DESCRIPTION												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT
1	000100	C	RES	100		PUD	0.00	0.00	1.00	LT		1.00