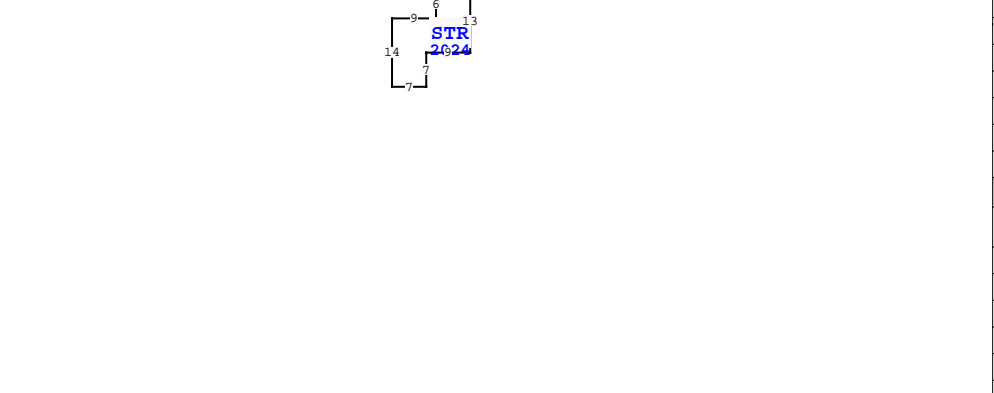


| BUILDING CHARACTERISTICS | | |
|--------------------------|----|----------------|
| ELEMENT | CD | CONSTRUCTION |
| Exterior Wall | 16 | WD FR STUC 60 |
| Exterior Wall | 17 | CB STUCCO 40 |
| Roof Structure | 03 | GABLE/HIP 100 |
| Roof Cover | 07 | CONC TILE 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floor | 12 | HARDWOOD 60 |
| Interior Floor | 13 | LVT/LAMNT 40 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 4 100 |
| Bathrooms | | 5 100 |
| Frame | 02 | WOOD FRAME 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 | NORM | % COND |
| 1 | SFR CUST | - 100% | - 2024 | | | | | | | | |



| NASSAU COUNTY PROPERTY | | | PAGE 1 of 1 | 5 |
|---------------------------|--|--------------|-------------|---|
| VALUATION SUMMARY | | | | |
| VALUATION BY | | STANDARD | | |
| Tax Group: 5 | | Tax Dist: | | |
| BUILDING MARKET VALUE | | 1,785,948 | | |
| TOTAL MARKET OB/XF VALUE | | 55,309 | | |
| TOTAL LAND VALUE - MARKET | | 900,000 | | |
| TOTAL MARKET VALUE | | 2,741,257 | | |
| SOH/AGL Deduction | | 4,344 | | |
| ASSESSED VALUE | | 2,736,913 | | |
| TOTAL EXEMPTION VALUE | | HX HB 50,722 | | |
| BASE TAXABLE VALUE | | 2,686,191 | | |
| TOTAL JUST VALUE | | 2,741,257 | | |
| NCON VALUE | | 0 | | |
| INCOME VALUE | | | | |
| PREVIOUS YEAR MKT VALUE | | 2,659,779 | | |

| | | |
|------------------|------------------|------------------|
| 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 |
| BAS | 737 | 100 |
| FGR | 300 | 55 |
| FGR | 484 | 55 |
| FOP | 168 | 30 |
| FOP | 360 | 30 |
| FOP | 412 | 30 |
| FST | 240 | 55 |
| FUS | 1,603 | 100 |
| FUS | 2,814 | 100 |
| STR | 80 | 10 |
| TOTALS | 8,414 | |

** This building has 14 Sub-Areas
40 OCEAN CLUB DR, FERNANDINA BEACH

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|------------|-------------|---------|------------|
| 210010773 | | 861,743 | 12/22/2023 |
| 22013153 | SWIM POOL | 80,000 | 08/26/2022 |
| 21015496 | NEW CONSTR | 861,743 | 11/08/2021 |

| SALES DATA | | | | | | |
|-------------------|-----------|-----------|-------|-------|--------|------------|
| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
| 2724/1799 | 7/16/2024 | WD | U | I | 11 | 100 |

GRANTOR: WARNER KARL J &
GRANTEE: WARNER JOHNSON FAMI
2415/1289 12/08/2020 WD Q V 01 815,000
GRANTOR: ARNOLD DEVON D
GRANTEE: WARNER KARL J & ELI

| BUILDING NOTES | |
|---|--|
| BAS=[YR=2024;ORIG=21,25] N15 E18 S7 E11 S8 S2 W12 S21 W13 N9 W4 N14 \$ | |
| FST=[YR=2024;ORIG=21,10] W16 S15 E16 N15 \$ | |
| FGR=[YR=2024;ORIG=21,25] W16 S27 E20 N4 N9 W4 N14 \$ | |
| FGR=[YR=2024;ORIG=38,27] E12 S25 W12 N4 N21 \$ | |
| FOP=[YR=2024;ORIG=5,52] E20 N4 E13 S4 E12 S8 W45 N8 \$ | |
| FUS=[YR=2024;ORIG=105,-4] W45 S34 E10 S8 W10 S14 E45 N10 E22 N17 W22 N29 \$ | |
| POP=[YR=2024;ORIG=60,52] E45 S8 W11 W7 W27 N8 \$ | |
| STR=[YR=2024;ORIG=94,60] W7 S6 W9 S14 E7 N7 E9 N13 \$ | |
| UOP=[YR=2024;ORIG=127,25] E9 S26 W9 N9 N17 \$ | |
| UOP=[YR=2024;ORIG=105,25] E22 E9 N5 W10 N20 E10 N4 W31 S29 \$ | |

| 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 | 0409 | ELEVATOR R | 0 | 100 | 0 | 0 | 1.00 | UT | 10,200.00 | 10,200.00 | 100 | 2024 | 2023 | | 100 | 10,200 | |
| 2 | 0855 | CONC PAVER | 0 | 100 | 0 | 0 | 2,386.00 | SF | 10.00 | 10.00 | 100 | 2024 | 2023 | | 100 | 23,860 | |
| 3 | 0861 | POOL GUNIT | 0 | 100 | 20 | 10 | 200.00 | SF | 85.00 | 85.00 | 100 | 2024 | 2023 | | 98 | 16,660 | |
| 4 | 0871 | POOL HTR R | 0 | 100 | 0 | 0 | 1.00 | UT | 2,000.00 | 2,000.00 | 100 | 2024 | 2023 | | 97 | 1,940 | |
| 5 | 0462 | ST/AL FNC | 0 | 100 | 0 | 0 | 240.00 | SF | 10.00 | 10.00 | 100 | 2024 | 2023 | | 98 | 2,352 | |
| 6 | 0463 | FENCE GATE | 0 | 100 | 0 | 0 | 1.00 | UT | 300.00 | 300.00 | 100 | 2024 | 2023 | | 99 | 297 | |

| LAND DESCRIPTION | | | | | | | | | | TOTAL OB/XF | | | | | | | | | | | | | | |
|------------------|----------|-----|----------------------|-----|-----|----------|-------|-------|-------------|-------------|-----|----------|--------|---------|--------------|----------------|------------|-----------------------------|------|---------|------|-----|----|--------|
| 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 | 0.90 | 1,000,000.00 | 900,000.00 | 900,000 | | | | | | | |