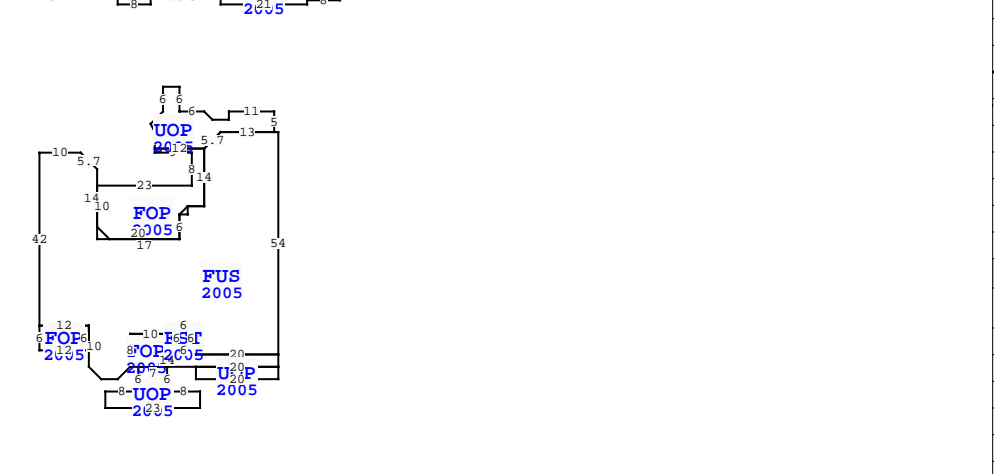


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	14	WD SHINGLE 70
Exterior Wall	17	CB STUCCO 30
Roof Structure	08	IRREGULAR 100
Roof Cover	07	CONC TILE 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 60
Interior Floor	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	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%	- 2015								
				Heated Area:	3754				HX Base Yr	2015		



\*\* This building has 20 Sub-Areas  
38 OCEAN CLUB DR, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY		PAGE 1 of 1	
VALUATION BY		STANDARD	
Tax Group: 5		Tax Dist:	
BUILDING MARKET VALUE		1,382,950	
TOTAL MARKET OB/XF VALUE		41,848	
TOTAL LAND VALUE - MARKET		900,000	
TOTAL MARKET VALUE		2,324,798	
SOH/AGL Deduction		548,241	
ASSESSED VALUE		1,776,557	
TOTAL EXEMPTION VALUE		HX HB WX 55,722	
BASE TAXABLE VALUE		1,720,835	
TOTAL JUST VALUE		2,324,798	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		2,262,637	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0412935	NEW CONSTR	625,000	06/01/2004
R046243	REPAIR/RRF	10,000	06/01/2004
E0412810	NEW CONSTR	2,000	05/01/2004
B0412663	FOUNDATION	4,500	04/01/2004

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2725/399	6/27/2024	WD	U	I	11	100

GRANTOR: AMOS BRENDA R  
GRANTEE: AMOS BRENDA REESE L  
1815/1763 9/21/2012 WD Q I 02 1,700,000  
GRANTOR: SHEFFIELD GEORGE W SR  
GRANTEE: AMOS WILLIAM L JR &

NEIGHBORHOOD/LOC					
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,188	100	2005	1,188	342,851
FGR	292	55	2005	161	46,464
FGR	539	55	2005	296	85,424
FOP	72	30	2005	22	6,349
FOP	126	30	2005	38	10,967
FOP	164	30	2005	49	14,142
FOP	288	30	2005	86	24,820
FOP	330	30	2005	99	28,571
FST	36	55	2005	20	5,772
FST	126	55	2005	69	19,913
TOTALS	6,747			4,792	1,382,950

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	0410	ELEVATOR	0	100	0	0		1.00	UT 20,000.00	20,000.00	100	2005	2005	3	100	20,000	
2	0810	CONCRETE A	0	100	0	0		16.00	SF 6.50	6.50	100	2005	2005	3	84	87	
3	0600	SUMMER KIT	0	100	0	0		1.00	UT 5,000.00	5,000.00	100	2005	2005	3	22	1,100	
4	0504	FP-ELECTRI	0	100	0	0		1.00	UT 2,000.00	2,000.00	100	2005	2005	3	88	1,760	
5	0855	CONC PAVER	0	100	0	0		1,960.00	SF 10.00	10.00	100	2005	2005	3	84	16,464	
6	1126	CB/STC 8"	0	100	0	0		343.00	SF 8.00	8.00	100	2005	2005	3	84	2,305	
7	1242	WD DECK A	0	100	0	0		60.00	SF 10.00	10.00	100	2005	2005	3	22	132	

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								