

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	17	CB STUCCO	100
Roof Structur	08	IRREGULAR	100
Roof Cover	07	CONC TILE	100
Interior Wall	05	DRYWALL	100
Interior Floo	11	CLAY TILE	50
Interior Floo	12	HARDWOOD	50
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		5	100
Bathrooms		5.5	100
Frame	03	MASONRY	100
Stories	2.	2.	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	
0500	12	5,203	225.5205	356.32	1,853,933	2018	2018	0	0	0	3.00	97.00

1 SFR CUST - 0% - 0 Heated Area: 4487 HX Base Yr

NASSAU COUNTY PROPERTY		PAGE 1 of 1	5
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 5		Tax Dist:	
BUILDING MARKET VALUE		1,798,315	
TOTAL MARKET OB/XF VALUE		45,583	
TOTAL LAND VALUE - MARKET		900,000	
TOTAL MARKET VALUE		2,743,898	
SOH/AGL Deduction		235,908	
ASSESSED VALUE		2,507,990	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		2,507,990	
TOTAL JUST VALUE		2,743,898	
NCON VALUE		0	
INCOME VALUE		0	
PREVIOUS YEAR MKT VALUE		2,661,652	

Quality		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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,372	100	2018	2,372	819,835
FGR	631	55	2018	347	119,934
FOP	148	30	2018	44	15,208
FOP	182	30	2018	55	19,010
FOP	580	30	2018	174	60,140
FST	25	55	2018	14	4,838
FUS	2,115	100	2018	2,115	731,008
UOP	72	20	2018	14	4,838
UOP	339	20	2018	68	23,503
TOTALS	6,464			5,203	1,798,315

36 OCEAN CLUB DR, FERNANDINA BEACH

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

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1811956	CO ISSUED	0	12/05/2018
1700416	NEW CONSTR	553,104	01/23/2017

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2045/1671	5/09/2016	WD	Q	V	01	830,000
GRANTOR: BLAIR HOLDINGS LLC						
GRANTEE: RICHENHAGEN MARTIN						
0855/0172	11/09/1998	WD	Q	V		300,000
GRANTOR: AMELIA PLANTATION COM						
GRANTEE: BLAIR HOLDINGS LLC						

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	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	2018	2018	3	98	1,960	
2	0855	CONC PAVER	0	0	0	0	2,112.00	SF	7.00	7.00	100	2018	2018	3	97	14,340	
3	0855	CONC PAVER	0	0	0	0	957.00	SF	10.00	10.00	100	2018	2018	3	97	9,283	
4	0410	ELEVATOR	0	0	0	0	1.00	UT	20,000.00	20,000.00	100	2018	2018	3	100	20,000	

BUILDING NOTES	

BUILDING DIMENSIONS	
FOP=[YR=2018] W43 S3 BAS=[YR=2018] W15 S49 E2 S5 E13 N2	
FOP=[YR=2018] E3 UOP=[YR=2018] S6 E12 N6 W12\$ E15	
FGR=[YR=2018] S24 E25 N1 UOP=[YR=2018] E7 N33 E2 N12 W9 S45\$	
N22 W17 N7 W8 S6\$ N11 W16 S8 W2 S3\$ N3 E2 N8E16 S5 E8 S7 E17	
N42 W41 N11 W2\$ E2 S11 E41 N14\$ PTR=E15 FUS=[YR=2018] E17 S28	
E41 S45 W18 N6 W7 N16 FOP=[YR=2018] W18 N2 E2 N7 E16	
FST=[YR=2018] E5 S5 W5 N5\$ S9\$ N4 E5 N5 W21 S7 W17 N49\$ W15\$.	

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	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	0		PUD	0.00	0.00	1.00	LT		1.00	1.00	0.90	1,000,000.00	900,000.00	900,000									