

LOT 19
IN OR 1285/1954
OCEAN CLUB DRIVE PB 6/107-110

WALSH STEPHEN & SUSAN B JOINT LIVING TRUST/WALSH S
32 OCEAN CLUB DRIVE
FERNANDINA BEACH, FL 32034

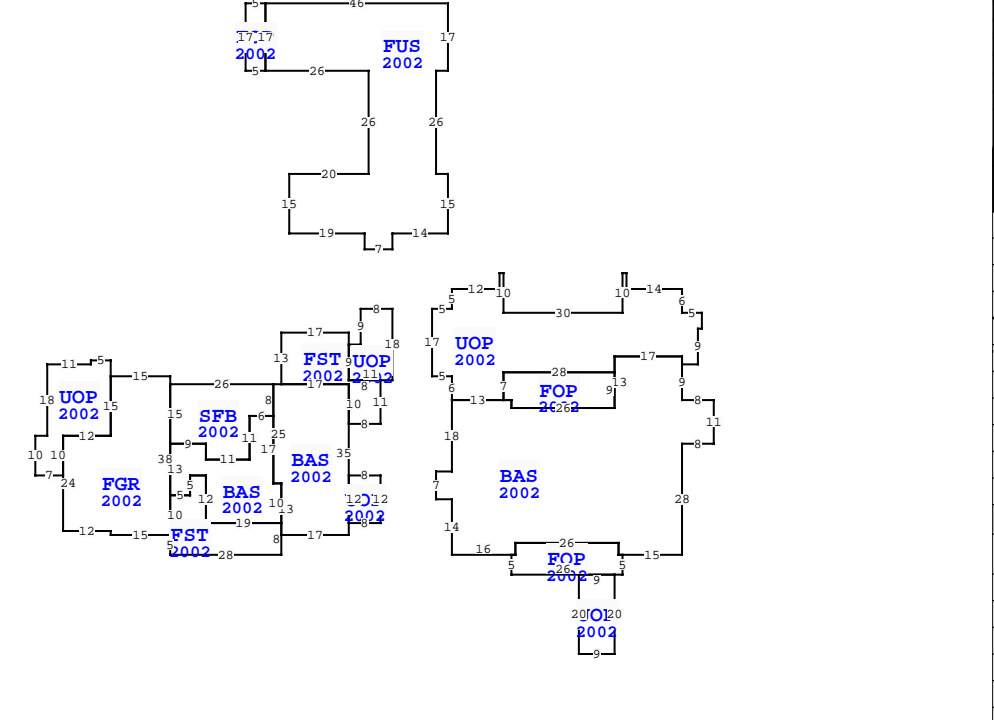
2025

01-6N-29-150C-0019-0000

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	12 HARDWOOD 50
Interior Floor	14 CARPET 50
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	4 100
Bathrooms	5.5 100
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
0500	12	7,148	211.2192	333.73	2,385,502	2002	2002	0	0	0 11.00	89.00

1 SFR CUST - 100% - 2003 Heated Area: 5752 HX Base Yr 2003



** This building has 16 Sub-Areas
32 OCEAN CLUB DR, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY		PAGE 1 of 1	5
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 5	Tax Dist:		
BUILDING MARKET VALUE	2,123,097		
TOTAL MARKET OB/XF VALUE	45,256		
TOTAL LAND VALUE - MARKET	900,000		
TOTAL MARKET VALUE	3,068,353		
SOH/AGL Deduction	1,606,136		
ASSESSED VALUE	1,462,217		
TOTAL EXEMPTION VALUE	HX HB WX 55,722		
BASE TAXABLE VALUE	1,406,495		
TOTAL JUST VALUE	3,068,353		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	2,972,969		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B018248	NEW CONSTR	825,800	05/01/2001

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1285/1954	1/06/2005	WD	Q	I	01	100
GRANTOR: WALSH SUSAN B & E STE						
GRANTEE: WALSH E STEPHEN & S						
1284/1220	12/30/2004	WD	Q	I	01	100
GRANTOR: WALSH SUSAN B						
GRANTEE: WALSH SUSAN B & E S						

BUILDING NOTES	

BUILDING DIMENSIONS	
UOP=[YR=2002] W8 S9 W3 FST=[YR=2002] N3 W17 S13	
BAS=[YR=2002] W2 SFB=[YR=2002] W26 FGR=[YR=2002] N2 W15	
UOP=[YR=2002] N4 W5 S1 W11 S18 W3 S10 E7 N10 E12 N15 \$ S15	
W12 S24 E12 S1 E15 FST=[YR=2002] S5 E28 N8 BAS=[YR=2002]	
N10 W2 N17 W6 S11 W11 N4 W9 S13 E5 N5 E4 S12 E19 \$ W19 N12 W4	
S5 W5 S10 \$ N38 \$ S15 E9 S4 E11 N11 E6 N8 \$ S25 E2 S13 E17 N3	
UOP=[YR=2002] E8 N12 W8 S12 \$ N35 W17 \$ E17 S10E8 N11 W8 N9	
\$ S9 E11 N18 \$ PTR= E10 UOP=[YR=2002] E5 N5 E12 N4 E1 S10	
E30 N10 E1 S4 E14 S6 E5 S4 W1 S9 W4 BAS=[YR=2002] S9 E8 S11	
W8 S28 W15 FOP=[YR=2002] S5 W2 UOP=[YR=2002] S20 W9 N20 E9	
\$ W26 N5 E1 N3 E26 S3 E1 \$ W1 N3 W26 S3 W16 N14 W4 N7 E4 N18	
E13 FOP=[YR=2002] N7 E28 S9 W26 N2 W2 \$ E2 S2 E26 N13 E17 S2	

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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	455	100	2002	455	135,144
BAS	696	100	2002	696	206,726
BAS	2,435	100	2002	2,435	723,243
FGR	888	55	2002	488	144,945
FOP	85	30	2002	26	7,723
FOP	218	30	2002	65	19,306
FOP	248	30	2002	74	21,979
FST	307	55	2002	169	50,196
FST	309	55	2002	170	50,493
FUS	1,852	100	2002	1,852	550,081
TOTALS	9,905			7,148	123,097

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	100	0	0	1.00	UT	2,000.00	2,000.00	100	2002	2002	3	85	1,700	
2	0858	SCULP CONC	0	100	0	0	1,874.00	SF	13.00	13.00	100	2002	2002	3	94	22,900	
3	0858	SCULP CONC	0	100	22	3	66.00	SF	13.00	13.00	100	2002	2002	3	94	807	
4	0861	POOL GUNIT	0	100	0	0	300.00	SF	85.00	85.00	100	2002	2002	3	27	6,885	
5	0877	JACUZZI	0	100	0	0	1.00	UT	1,000.00	1,000.00	100	2002	2002	3	20	200	
6	1126	CB/STC 8"	0	100	0	0	48.00	SF	8.00	8.00	100	2002	2002	3	80	307	
7	1075	TRELLIS G	0	100	5	9	45.00	SF	35.00	35.00	100	2002	2002	3	29	457	
8	0410	ELEVATOR	0	100	0	0	1.00	UT	12,000.00	12,000.00	100	2002	2002	3	100	12,000	

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	CONSVR	
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								