LOT 20
OCEAN CLUB DRIVE PB 6/107-110

DAVIS DEREK M & AMY L
30 OCEAN CLUB DR
FERNANDINA BEACH, FL 32034

2025

01-6N-29-150C-0020-0000

BUILDING CHARACTERISTICS

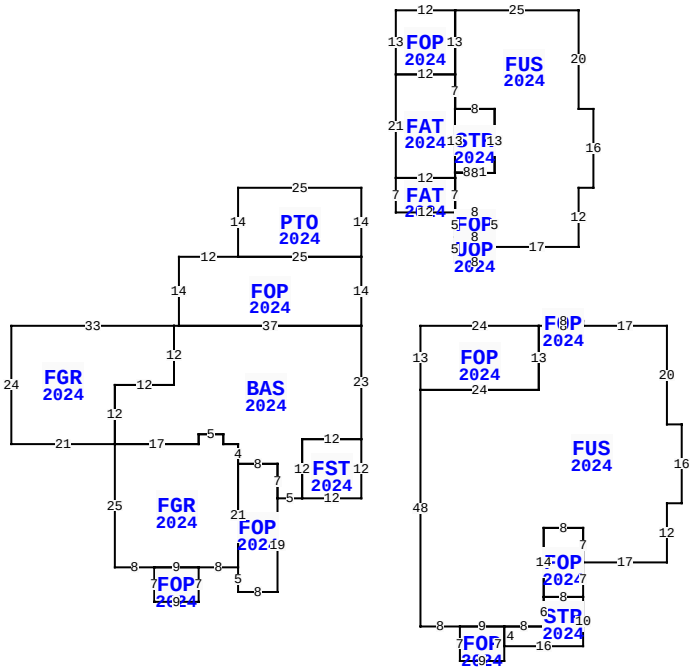
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 100
Roof Structur	08	IRREGULAR 100
Roof Cover	07	CONC TILE 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		5 100
Frame	04	REIN CONC 100
Stories	3.	3. 100
Units		0 100
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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,121	100	2024	1,121	340,396
FAT	84	20	2024	17	5,162
FAT	252	20	2024	50	15,183
FGR	635	55	2024	349	105,975
FGR	648	55	2024	356	108,101
FOP	8	30	2024	2	607
FOP	40	30	2024	12	3,644
FOP	63	30	2024	19	5,769
FOP	63	30	2024	19	5,769
FOP	112	30	2024	34	10,324
TOTALS	8,464			5,957	1,808,867

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	12	5,957	193.1540	305.18	1,817,957	2023	2023	0	0	0	0.50	99.50

1 SFR CUST – 0% - 2024 Heated Area: 4682 HX Base Yr



** This building has 21 Sub-Areas

30 OCEAN CLUB DR, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 5	Tax Dist:
BUILDING MARKET VALUE	1,808,867
TOTAL MARKET OB/XF VALUE	60,744
TOTAL LAND VALUE - MARKET	900,000
TOTAL MARKET VALUE	2,769,611
SOH/AGL Deduction	0
ASSESSED VALUE	2,769,611
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	2,769,611
TOTAL JUST VALUE	2,769,611
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	2,686,800

PERMIT NUM	DESCRIPTION	AMT	ISSUED
210017357	CO		08/29/2023
21017357	NEW CONSTR	849,995	12/15/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2422/0201	1/04/2021	WD	Q	V	01	1,200,000
GRANTOR: BATES REAL ESTATE HOL						
GRANTEE: DAVIS DEREK M & AMY						
2382/0019	8/05/2020	WD	Q	V	01	730,000
GRANTOR: O'NEILL SUSANNE						
GRANTEE: BATES REAL ESTATE H						

BUILDING NOTES

BUILDING DIMENSIONS

FUS=[YR=2024;ORIG=94,23] N13 E1 E8 E17 S20 E3 S16 W3 S12 W17 N7 W8 S14 S6 W8 W9 W8 N48 E24 $
BAS=[YR=2024;ORIG=20,10] E1 E37 S23 W12 S12 W5 N7 W8 N4 W3 N2 W5 S2 W17 N12 E12 N12 $
FUS=[YR=2024;ORIG=77.1,-41] N13 E25 S20 E3 S16 W3 S12 W17 N2 N5 W8 N7 U1.2L0.1 D0.2R8.1 N13 W8 N7 $
FGR=[YR=2024;ORIG=-13,10] E33 S12 W12 S12 W21 N24 $
FGR=[YR=2024;ORIG=8,59] E8 E9 E8 N21 N4 W3 N2 W5 S2 W17 S25 $
FOP=[YR=2024;ORIG=21,10] E37 N14 W25 W12 S14 $
PTO=[YR=2024;ORIG=33,-4] E25 N14 W25 S14 $
FOP=[YR=2024;ORIG=94,23] W24 N13 E24 S13 $
FAT=[YR=2024;ORIG=77,-41] W12 S21 E12 N1 N13 N7 $

EXTRA FEATURES

LN	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	0	0	0	1.00	UT	10,200.00	10,200.00	100	2024	2023		100	10,200	
2	0502	FP-CUSTOM	0	0	0	0	2.00	UT	10,000.00	10,000.00	100	2024	2023		100	20,000	
3	0855	CONC PAVER	0	0	0	0	1,863.00	SF	10.00	10.00	100	2024	2023		100	18,630	
4	0462	ST/AL FNC	0	0	0	0	624.00	SF	10.00	10.00	100	2024	2023		98	6,115	
5	0463	FENCE GATE	0	0	0	0	3.00	UT	300.00	300.00	100	2024	2023		99	891	
6	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	2024	2023		100	3,500	
7	1126	CB/STC 8"	0	0	44	4	176.00	SF	8.00	8.00	100	2024	2023		100	1,408	

LAND DESCRIPTION

TOTAL OB/XF 60,744

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	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							

REVIEW DATE 02/23/2024 BY TW Total Acres: 0.00 Total Land Value: 900,000 Market: 0 Agricultural: 0 Common: 900,000 PRINTED 07/30/2025 BY SYS