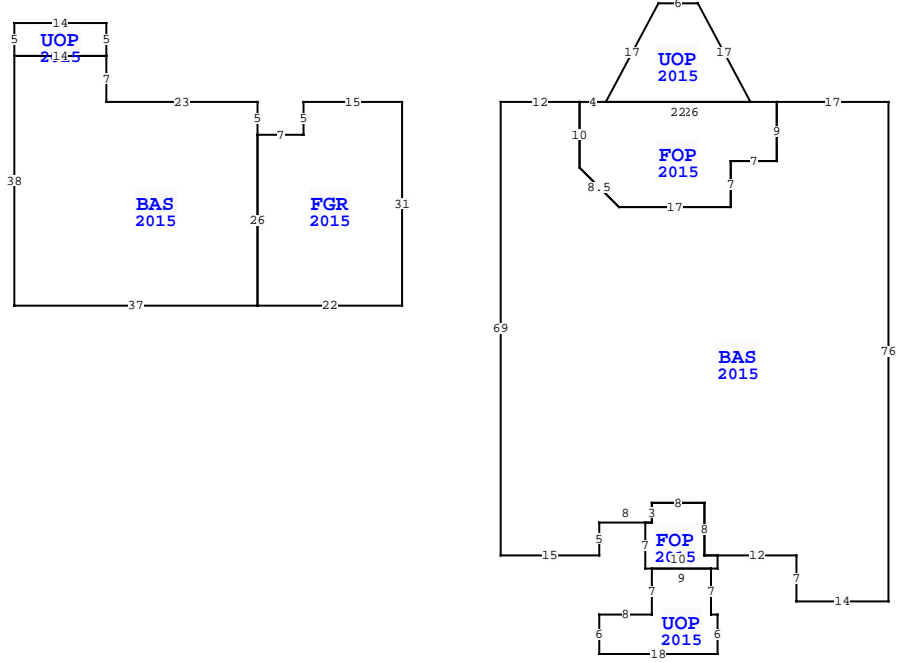


BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Exterior Wall	23 REINF CONC 100
Roof Structur	08 IRREGULAR 100
Roof Cover	08 CLAY TILE 100
Interior Wall	05 DRYWALL 100
Interior Floor	15 HARDTILE 60
Interior Floor	14 CARPET 40
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	4 100
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
1	SFR CUST	- 100%	- 2025		Heated Area: 4897					HX Base Yr	2025



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	1,245	100	2015	1,245	393,800
BAS	3,652	100	2015	3,652	1,155,148
FGR	647	55	2015	356	112,605
FOP	91	30	2015	27	8,541
FOP	413	30	2015	124	39,222
UOP	70	20	2015	14	4,428
UOP	171	20	2015	34	10,754
UOP	210	20	2015	42	13,285
TOTALS	6,499			5,494	1,737,783

22 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	1,737,783		
TOTAL MARKET OB/XF VALUE	45,663		
TOTAL LAND VALUE - MARKET	900,000		
TOTAL MARKET VALUE	2,683,446		
SOH/AGL Deduction	500,000		
ASSESSED VALUE	2,183,446		
TOTAL EXEMPTION VALUE	HX HB WR	55,722	
BASE TAXABLE VALUE	2,127,724		
TOTAL JUST VALUE	2,683,446		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	2,604,407		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1429052	CO ISSUED	0	10/15/2015
B1429052	CO ISSUED	0	08/31/2015
B1429052	NEW CONSTR	570,581	07/01/2014

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2540/0144	2/17/2022	WD	U	I	30	2,650,000
GRANTOR: LEE JUDITH H TRUST, C						
GRANTEE: LEE CARL E JR REVOC						
2375/0365	7/07/2020	WD	Q	I	01	2,450,000
GRANTOR: BLOUNT PEGGY K						
GRANTEE: LEE JUDITH H REVOCA						

BUILDING NOTES	

BUILDING DIMENSIONS	
FGR=[YR=2015] W15S5W7 BAS=[YR=2015] N5 W23 N7 UOP=[YR=2015] N5W14S5E14S W14 S38 E37 N26S S26 E22 N31S PTR=E15	
BAS=[YR=2015] E12 FOP=[YR=2015] E4 UOP=[YR=2015] U15 R8 E6 R8 D15 W22 S E26 S9 W7 S7 W17 U6 L6 N10S S10 D6 R6 E17 N7 E7 N9 E17 S76 W14 N7 W12 FOP=[YR=2015] S2 W1 UOP=[YR=2015] S7E1S6W18N6E8N7E9S W10 N7 E1 N3 E8 S8 E2S W2 N8 W8 S3 W8 S5 W15 N69S W15S.	

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	UT	1.00	15,000.00	100	2015	2015	3	100	15,000	
2	0855	CONC PAVER	0	100	0	0	SF	2,687.00	10.00	100	2015	2015	3	95	25,527	
3	0600	SUMMER KIT	0	100	0	0	UT	1.00	6,250.00	100	2015	2015	3	65	4,063	
4	1126	CB/STC 8"	0	100	0	0	SF	112.00	8.00	100	2015	2015	3	95	851	
5	0810	CONCRETE A	0	100	0	0	SF	36.00	6.50	100	2015	2015	3	95	222	

LAND DESCRIPTION		TOTAL OB/XF															45,663							
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	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	0.90	1,000,000.00	900,000.00	900,000							