

LOT 25
IN OR 1595/1134
OCEAN CLUB DRIVE PB 6/107-110

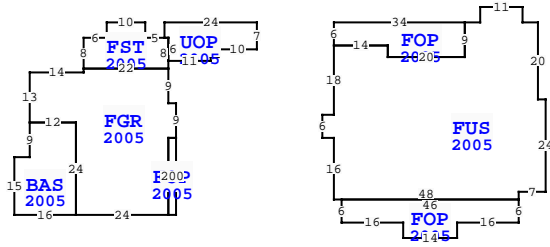
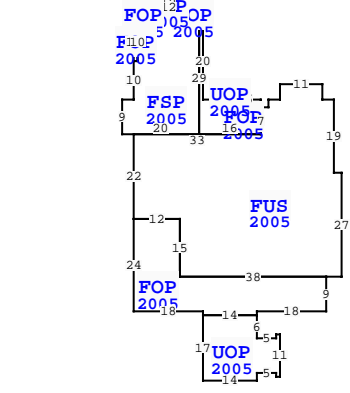
DEGANAHL FRANK A 2008 TRUST/DEGANAHL FRANK TRUSTEE
20 OCEAN CLUB DRIVE
FERNANDINA BEACH, FL 32034

2025

01-6N-29-150C-0025-0000

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
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	11	CLAY TILE	50
Interior Floor	14	CARPET	50
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		5	100
Bathrooms		5.5	100
Frame	02	WOOD FRAME	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
BAS	348	100	2005
FGR	1,084	55	2005
FOP	4	30	2005
FOP	4	30	2005
FOP	10	30	2005
FOP	12	30	2005
FOP	40	30	2005
FOP	164	30	2005
FOP	264	30	2005
FOP	332	30	2005
TOTALS	8,471		

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%	- 2007		Heated Area: 4631					HX Base Yr 2007	



** This building has 18 Sub-Areas
20 OCEAN CLUB DR, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY		PAGE 1 of 1	
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 5	Tax Dist:		
BUILDING MARKET VALUE	1,710,683		
TOTAL MARKET OB/XF VALUE	45,053		
TOTAL LAND VALUE - MARKET	900,000		
TOTAL MARKET VALUE	2,655,736		
SOH/AGL Deduction	1,257,174		
ASSESSED VALUE	1,398,562		
TOTAL EXEMPTION VALUE	HX HB	50,722	
BASE TAXABLE VALUE	1,347,840		
TOTAL JUST VALUE	2,655,736		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	2,578,810		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M15762	H/AC	0	11/01/2010
M09287	MECH OTHER	0	02/01/2005
B0413245	FOUNDATION	10,000	07/01/2004
B0413332	NEW CONSTR	450,000	07/01/2004

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2560/0871	4/19/2022	QC	U	I	11	100

GRANTOR: DEGANAHL FRANK ANDREW
GRANTEE: FRANK A DEGANAHL 20
2546/1108 3/07/2022 QC P I 98 100
GRANTOR: DEGANAHL FRANK A
GRANTEE: FRANK A DEGANAHL 20

BUILDING NOTES

BUILDING DIMENSIONS

UOP=[YR=2005] W24 S4 FST=[YR=2005] W5 N4 W10 S4 W6 S8
FGR=[YR=2005] S1 W14 S13 BAS=[YR=2005] S9 W4 S15 E16 N24 W12\$
E12 S24 E24 FOP=[YR=2005] E2 N20 W2 S20\$ N20 E2 N9 W2 N9 W22\$
E22 N8 W1\$ E1 S6 E11 N1 E2 N2 E10 N7\$ PTR=E20 FOP=[YR=2005]
E34 FUS=[YR=2005] E4 N4 E11 S4 E4 S20 E2 S24 W7 S2
FOP=[YR=2005] S6 W16 S4 W14 N4 W16 N6 E46\$ W48 N16 W3 N6 E3
N18 E14 S3 E20 N9 \$ S9 W20 N3 W14 N6\$ W20\$PTR= N15
UOP=[YR=2005] N2 E5 S1 E1 N11 W1 S1 W5 N6 FOP=[YR=2005] N1
E18 N9 FUS=[YR=2005] E4 N27 W2 N19 W3 N4 W11 S4 W3 S2 W2
FOP=[YR=2005] N2 W6 UOP=[YR=2005] N3 W4 S3 E4 \$ W9 N20 W1
FSP=[YR=2005] W1 FOP=[YR=2005] N4 W1 FOP=[YR=2005] N1 W12
S1 FOP=[YR=2005] W1 S4E1 N4 \$ E12 \$ S4 E1 \$ W1 N4 W12 S4 W2

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	2005	2005	3	88	1,760	
2	0855	CONC PAVER	0	100	0	0	2,595.00	SF	10.00	10.00	100	2005	2005	3	84	21,798	
3	1126	CB/STC 8"	0	100	25	4	100.00	SF	8.00	8.00	100	2005	2005	3	84	672	
4	1126	CB/STC 8"	0	100	0	0	50.00	SF	8.00	8.00	100	2005	2005	3	84	336	
5	1126	CB/STC 8"	0	100	33	7	231.00	SF	8.00	8.00	100	2005	2005	3	84	1,552	
6	0410	ELEVATOR	0	100	0	0	1.00	UT	15,000.00	15,000.00	100	2005	2005	3	100	15,000	
7	0101	COM B-B-Q	0	100	0	0	1.00	UT	4,500.00	4,500.00	100	2005	2005	3	22	990	
8	0855	CONC PAVER	0	100	0	0	70.00	SF	10.00	10.00	100	2009	2009	3	89	623	
9	0810	CONCRETE A	0	100	10	16	160.00	SF	6.50	6.50	100	2009	2009	3	89	926	
10	1126	CB/STC 8"	0	100	0	0	196.00	SF	8.00	8.00	100	2009	2009	3	89	1,396	

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