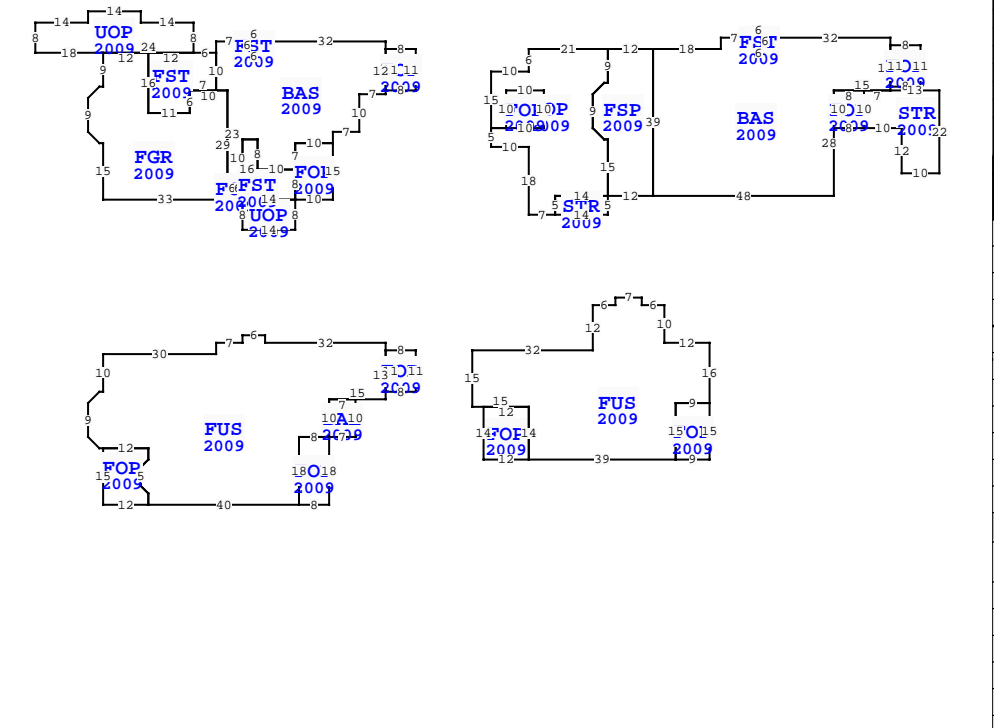


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 100
Roof Structur	08	IRREGULAR 100
Roof Cover	08	CLAY TILE 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	12	HARDWOOD 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		5.5 100
Frame	02	WOOD FRAME 100
Stories	4.	4. 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%	- 2010		Heated Area: 7539					HX	Base Yr 2010



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
BAL	70	15
BAS	1,139	100
BAS	2,184	100
FGR	1,062	55
FOP	24	30
FOP	80	30
FOP	88	30
FOP	88	30
FOP	88	30
FOP	100	30
TOTALS	12,766	

** This building has 27 Sub-Areas
16 OCEAN CLUB DR, FERNANDINA BEACH

BLD DATE	01/05/2010	DJ	LGL DATE
XF DATE			LAND DATE
INC DATE			AG DATE

EXTRA FEATURES												
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0812	CONCRETE C	0	100	0	0	2,123.00	SF	4.00	4.00	100	2009
2	0855	CONC PAVER	0	100	0	0	974.00	SF	10.00	10.00	100	2009
3	0855	CONC PAVER	0	100	15	5	75.00	SF	10.00	10.00	100	2009
4	0855	CONC PAVER	0	100	7	5	35.00	SF	40.00	40.00	100	2009
5	0861	POOL GUNIT	0	100	7	7	49.00	SF	212.50	212.50	100	2009
6	0871	POOL HTR R	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2009
7	0857	SANDSTONE/	0	100	0	0	900.00	SF	16.00	16.00	100	2009
8	0920	CWALL-WD/M	0	100	25	0	25.00	LF	390.00	390.00	100	2009
9	1126	CB/STC 8"	0	100	0	0	446.00	SF	8.00	8.00	100	2009
10	0410	ELEVATOR	0	100	0	0	1.00	UT	25,000.00	25,000.00	100	2009

LAND DESCRIPTION												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT
1	000100	C	RES	100		PUD	0.00	0.00	1.00	LT		1.00

NASSAU COUNTY PROPERTY		PAGE 1 of 2	5
VALUATION SUMMARY			
VALUATION BY	Tax Group: 5	Tax Dist:	STANDARD
BUILDING MARKET VALUE			2,678,044
TOTAL MARKET OB/XF VALUE			76,253
TOTAL LAND VALUE - MARKET			900,000
TOTAL MARKET VALUE			3,654,297
SOH/AGL Deduction			1,802,284
ASSESSED VALUE			1,852,013
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			1,801,291
TOTAL JUST VALUE			3,654,297
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			3,533,689

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C21519	CO ISSUED	0	11/01/2009
M14312	MECH OTHER	0	01/01/2009
P13423	OTHER	0	08/01/2008
E20976	ELEC OTHER	0	06/01/2008
R11325	REPAIR/RRF	275,000	06/01/2008
B21519	NEW CONSTR	1,275,000	06/01/2008

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1820/0237	10/18/2012	QC	U	I	11	100

GRANTOR: SCHMIDT ULRICH TRUSTE
GRANTEE: SCHMIDT ULRICH & JO
1499/1471 5/17/2007 WD Q V 1,200,000
GRANTOR: NAPOLES J GEORGE & LA
GRANTEE: SCHMIDT ULRICH TRUS

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2009] W8BAS=[YR=2009] N2W32
FST=[YR=2009] N2W6S6E6N4S4W6N4W7S3
FST=[YR=2009] W6UOP=[YR=2009] N8W14N3W14S3W14S8E
18FGR=[YR=2009] S9W1 D3 L3 S9 D3 R3 E
1S15E33N29W10S6W11N16W12S24S W12S16E11N6E7N10S10E3
S23FOP=[YR=2009] S6E4UOP=[YR=2009] S8E14
N8FOP=[YR=2009] E10N15W10S7FST=[YR=2009] W10N8W4
S16E14N8S8W14S6W4S4E4N10E4S8 E10N7E10N3E7N10E7N12S S11E8N11
\$PTR=E30UOP=[YR=2009] E21 FSP=[YR=2009] E12 BAS=[YR=2009]
E18N3E7 FST=[YR=2009] S4E6N 6W6S2N2E6S2E3S2S2FOP=[YR=2009]
E8S11 W8N11S12STR=[YR=2009] E13S22W10N12W 10FOP=[YR=2009]
W8N10E8S10N10E7S7W15 S28W48N39S339W12 STR=[YR=2009] S5W14

