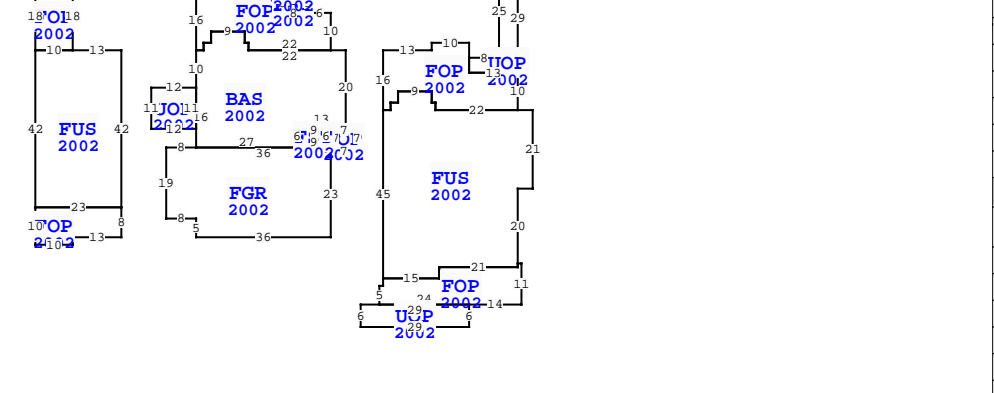


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 60
Exterior Wall	16	WD FR STUC 40
Roof Structure	08	IRREGULAR 100
Roof Cover	07	CONC TILE 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 70
Interior Floor	12	HARDWOOD 30
Air Condition	03	CENTRAL 100
Heating Type	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%	- 2023		Heated Area: 4985					HX Base Yr 2023		



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	1,013	100	2002	1,013	300,277
FGR	1,016	55	2002	559	165,701
FOP	180	30	2002	54	16,007
FOP	198	30	2002	59	17,489
FOP	204	30	2002	61	18,082
FOP	331	30	2002	99	29,346
FOP	337	30	2002	101	29,939
FOP	459	30	2002	138	40,906
FOP	467	30	2002	140	41,499
FST	40	55	2002	22	6,521
TOTALS	8,912			6,376	1889,996

** This building has 20 Sub-Areas
6 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				1,889,996	
TOTAL MARKET OB/XF VALUE				47,127	
TOTAL LAND VALUE - MARKET				900,000	
TOTAL MARKET VALUE				2,837,123	
SOH/AGL Deduction				535,289	
ASSESSED VALUE				2,301,834	
TOTAL EXEMPTION VALUE		HX HB		50,722	
BASE TAXABLE VALUE				2,251,112	
TOTAL JUST VALUE				2,837,123	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				2,751,766	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B22410	XFOB	100,000	04/01/2009
B21238	REMODEL	6,000	03/01/2008
M014936	H/AC	12,785	03/01/2001
B006972	NEW CONSTR	426,000	03/01/2000

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2606/1229	12/06/2022	WD	U	I	30	2,800,000
GRANTOR: WELDON NORMAN R & CAR						
GRANTEE: WELDON THOMAS D REV						
1150/1851	7/03/2003	WD	Q	I		1,825,000
GRANTOR: PLANTATION HOUSING CO						
GRANTEE: WELDON NORMAN & CAR						

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=2002] W4 FOP=[YR=2002] N10 W6 FST=[YR=2002] N5 UOP=[YR=2002] N3 UOP=[YR=2002] N5 W17 S5 E17 \$ W8 S3 E8 \$ W8 S5 E8 \$ W8 N8 W9 S2 W13 S16 E2 N2 E2 N3 E9 S3 E1 S2 E22 \$ W22 N2 W1 N3 W9 S3 W2 S2 W2 S10 UOP=[YR=2002] W12 S11 E12 N11 \$ S16 FGR=[YR=2002] W8 S19 E8 S5 E36 N23 UOP=[YR=2002] E7 N7 W7 FST=[YR=2002] W9 S6 E9 N6 \$ S7 \$ N1 W36 \$ E27 N6 E13 N20 \$ PTR= E10 FOP=[YR=2002] E13 N2 E10 S4 UOP=[YR=2002] E8 N25 E5 S29 W13 N4 \$ S4 E13 S10 FUS=[YR=2002] E4 S21 W4 S20 FOP=[YR=2002] E1 S11 W14 UOP=[YR=2002] S6 W29 N6 E29 \$ W24 N5 E1 N2 E15 N3 E21 N1 \$ S1 W21 S3 W15 N45 E2 N2 E2 N3 E9 S3 E1 S2 E22 \$ W22 N2 W1 N3 W9 S3 W2 S2 W2 N16 \$ W10 \$ PTR= N30 FOP=[YR=2002] N2 E13 N8 FUS=[YR=2002] N21 W14 N21	

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	0825	BRICK	0	100	0	0			1,700.00	SF	12.50				19,975	
2	1126	CB/STC 8"	0	100	0	0			30.00	SF	8.00				192	
3	0920	CWALL-WD/M	0	100	0	0			170.00	LF	390.00				13,260	
4	0504	FP-ELECTRI	0	100	0	0			1.00	UT	2,000.00				1,700	
5	0410	ELEVATOR	0	100	0	0			1.00	UT	12,000.00				12,000.00	
TOTAL OB/XF 47,127																

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							