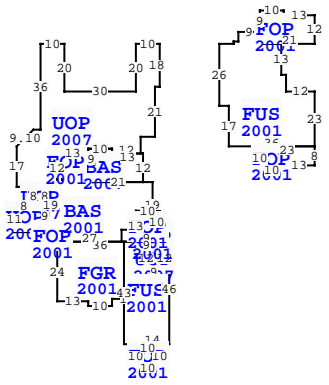
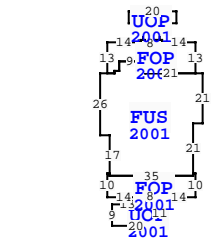


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	17	CB STUCCO	100
Roof Structur	08	IRREGULAR	100
Roof Cover	07	CONC TILE	100
Interior Wall	05	DRYWALL	100
Interior Floo	11	CLAY TILE	80
Interior Floo	14	CARPET	20
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	100
Bathrooms		5.5	100
Frame	02	WOOD FRAME	100
Stories	4.	4.	100
Units		0	100
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	1,060	100	2001
BAS	298	100	2007
FGR	907	55	2001
FOP	28	30	2001
FOP	100	30	2001
FOP	106	30	2001
FOP	127	30	2001
FOP	204	30	2001
FOP	294	30	2001
FOP	344	30	2001
TOTALS	10,488		

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%	- 2021		Heated Area: 5367					HX Base Yr 2021	



\*\* This building has 21 Sub-Areas  
4 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	Tax Group: 5	Tax Dist:	STANDARD
BUILDING MARKET VALUE			1,926,392
TOTAL MARKET OB/XF VALUE			116,902
TOTAL LAND VALUE - MARKET			900,000
TOTAL MARKET VALUE			2,943,294
SOH/AGL Deduction			870,815
ASSESSED VALUE			2,072,479
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			2,021,757
TOTAL JUST VALUE			2,943,294
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			2,860,637

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E24613	REMODEL	0	01/01/2012
B24155	REMODEL	75,000	11/01/2010
M11056	MECH OTHER	0	02/01/2006
P10266	OTHER	0	11/01/2005
B0515540	SWIM POOL	60,000	01/01/2005
B006993	NEW CONSTR	426,000	03/01/2000

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2577/0805	7/06/2022	QC	U	I	11	100
GRANTOR: CARVALHO MICHELE						
GRANTEE: CARVALHO ROBERT C						
2299/0085	8/13/2019	QC	U	I	11	100
GRANTOR: CARVALHO ROBERT & MIC						
GRANTEE: CARVALHO ROBERT						

BUILDING NOTES	

BUILDING DIMENSIONS	
UOP=[YR=2007] W10 S20 W30 N20 W10 S 36 W3 L7 D7 S17 E7	
UOP=[YR=2007] S 8 UOP=[YR=2001] W8 S11 E6 N2 E8	
FOP=[YR=2001] S7 E4 FGR=[YR=2001] S24 E13 S 2 E10 N3 E13 N11	
UOP=[YR=2007] E9 N12 W2 UOP=[YR=2001] N7 W3 BAS=[YR=2001] N	
19 W4 BAS=[YR=2007] N12 W13 N2 W10 S9 W1 S4 E3 S1 E21 S W21	
N1 W3 N4 FOP=[YR=2001] E1 N7 W13 S12 E2 N2 R3 U3 E7 S W7	
D3 L3 S2 W6 S19 E4 S6 E27 N5E13 N1 S S1 W4 S6 E7 S W7 S12 S	
N13 W36 S 1 S N7 W4 S N9 W6 S6E N8 W6 S E6 N2 E4 N12 E13	
N2E10 S2 E12 N7 E6 N21 E2 N18 S PTR=N47UOP=[YR=2001] N11	
FOP=[YR=2001] E1 N1E14 N10 W 1 FUS=[YR=2001] N21 E4 N21 W3	
FOP=[YR=2001] N13W14 N1 W1 UOP=[YR=2001] N7 E7 N 5 W20 S5	
E6S7 E7 S W8 S1 W14 S 13E3 N1 E2 N4E9 S4 E2 S1E21S W 21 N1 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	2001	2001	3	84	1,680	
2	0858	SCULP CONC	0	100	0	0	3,073.00	SF	13.00	13.00	100	2001	2001	3	94	37,552	
3	1126	CB/STC 8"	0	100	0	0	994.00	SF	8.00	8.00	100	2001	2001	3	79	6,282	
4	1126	CB/STC 8"	0	100	0	0	38.00	SF	8.00	8.00	100	2001	2001	3	79	240	
5	0410	ELEVATOR	0	100	0	0	1.00	UT	20,000.00	20,000.00	100	2001	2001	3	100	20,000	
6	0861	POOL GUNIT	0	100	0	0	600.00	SF	170.00	170.00	100	2005	2005	3	36	36,720	
7	0830	FLAGSTONE	0	100	0	0	1,325.00	SF	12.00	12.00	100	2005	2005	3	84	13,356	
8	0877	JACUZZI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2005	2005	3	22	440	
9	0871	POOL HTR R	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2005	2005	3	22	440	
10	0463	FENCE GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2005	2005	3	64	192	

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	CONSVR
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							