UNIT 718
IN OR 1822/735
OCEAN CLUB VILLAS PHASE 2

BALSER JEFFREY R & MELINDA S
3657 RICHLAND AVE
NASHVILLE, TN 37205

2025

01-6N-29-150V-0718-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION	
Floor		6 100	1508300
Recreation	POOL	POOL 100	
Location	NORTH	NORTH 100	
View	OCEAN	OCEAN 100	
Desirability	6TH FLOOR	6TH FLOOR 100	
Balcony	OPEN	OPEN 100	
Parking	U/G GARAGE	U/G GARAGE 100	
Bedrooms		4 100	
Bathrooms		4 100	
Oth Rooms		2 100	
Quality	05	Quality Level 05	
DOR CODE	0400	CONDOMINIUM	
MAP NUM		MKT AREA	10
NEIGHBORHOOD/LOC	10011.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS	3,230			3,230	

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
		3,230				2001	2001	100	100	0		

1 CONDO – 0% - 0

HX Base Yr

718 OCEAN CLUB PL, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 5	Tax Dist:
BUILDING MARKET VALUE	2,955,150
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	0
TOTAL MARKET VALUE	2,955,150
SOH/AGL Deduction	187,407
ASSESSED VALUE	2,767,743
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	2,767,743
TOTAL JUST VALUE	2,955,150
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	2,814,750

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M1217644	H/AC	0	10/01/2012

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1822/0735	10/31/2012	WD	Q	I	01	1,687,000
GRANTOR: HARRIS ELIZABETH C &						
GRANTEE: BALSER JEFFREY R &						
0983/0721	4/26/2001	WD	Q	I		1,234,600
GRANTOR: AMELIA PLANTATION COM						
GRANTEE: HARRIS ELIZABETH C						

BUILDING NOTES

BUILDING DIMENSIONS

EXTRA FEATURES

LN	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

LAND DESCRIPTION

TOTAL OB/XF 0

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 10/14/2021 BY JW Total Acres: 0.00 Total Land Value: 0 Market: 0 Agricultural: 0 Common: 0 PRINTED 07/30/2025 BY SYS