UNIT 724
OCEAN CLUB VILLAS CONDO
OR 938/1812

VIETH PERRY J 2021 TRUST/VIETH PERRY J TRUSTEE
724 OCEAN CLUB PLACE
FERNANDINA BEACH, FL 32034

2025

01-6N-29-150V-0724-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Floor		1 100
Recreation	POOL	POOL 100
Location	NORTH	NORTH 100
View	OCEAN	OCEAN 100
Desirability	1ST FLOOR	1ST 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	3,224			3,224	

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1508300		3,224				2001	2001	100	100	0		

1 CONDO – 100% - 2025 HX Base Yr 2025

724 OCEAN CLUB PL, 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		2,189,000
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		0
TOTAL MARKET VALUE		2,189,000
SOH/AGL Deduction		0
ASSESSED VALUE		2,189,000
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		2,138,278
TOTAL JUST VALUE		2,189,000
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		2,085,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17006985	REMODEL	65,000	08/03/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2701/1443	3/25/2024	WD	Q	I	01	3,200,000
GRANTOR: LEE CARL E JR REVOCAB						
GRANTEE: VIETH PERRY J 2021						
2682/1626	12/05/2023	WD	U	I	11	100
GRANTOR: LEE CARL E JR						
GRANTEE: LEE CARL E JR REVOC						

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