UNIT 731
OCEAN CLUB VILLAS CONDO
OR 938/1812

WHIKEHART DAVID L & JANET K L/E/
731 OCEAN CLUB PL
FERNANDINA BEACH, FL 32034

2025

01-6N-29-150V-0731-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Floor		4 100
Recreation	POOL	POOL 100
Location	SOUTH	SOUTH 100
View	OCEAN	OCEAN 100
Desirability	4TH FLOOR	4TH 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
1508300		3,230				2001	2001	100	100	0		

1 CONDO – 0% - 0 HX Base Yr

731 OCEAN CLUB PL, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 5	Tax Dist:
BUILDING MARKET VALUE	2,626,800
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	0
TOTAL MARKET VALUE	2,626,800
SOH/AGL Deduction	166,584
ASSESSED VALUE	2,460,216
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	2,460,216
TOTAL JUST VALUE	2,626,800
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	2,502,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B230016455	INTERIOR REMODEL	15,500	12/28/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2799/727	7/08/2025	LE	U	I	11	100
GRANTOR: WHIKEHART DAVID L & J						
GRANTEE: WHIKEHART FAMILY TR						
2199/0209	5/29/2018	WD	Q	I	01	1,870,000
GRANTOR: MRUZ MICHAEL & THERES						
GRANTEE: WHIKEHART DAVID L &						

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