

PT FRAC SEC'S 1,43,44-1N-28E &
PT FRAC SEC'S 6,39-1N-29E
IN OR 2148/1103 BEING PARCELS

AMELIA ISLAND EQUITY CLUB INC
5 OCEAN CLUB DRIVE
FERNANDINA BEACH, FL 32034

2026

01-1N-28-0000-0005-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures	28	100
Frame	03	MASONRY 100
Story Height	10	100
RMS	11	100
Stories	1.	1. 100
Units	0	100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	3800	GOLF COURSES
MAP NUM		MKT AREA
		10

NEIGHBORHOOD/LOC					
10002.00					
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
AOF	160	100	2012	160	13,729
BAS	2,476	100	1997	2,476	212,450
BRA	164	110	2012	180	15,445
FOP	70	30	1997	21	1,802
FOP	368	30	1997	110	9,438
FOP	70	30	2012	21	1,802
FOP	96	30	2012	29	2,488
FSP	528	50	2012	264	22,653
FST	28	50	2012	14	1,202
FST	42	50	2012	21	1,802

** This building has 14 Sub-Areas

12 LONG POINT DR, FERNANDINA BEACH

BLD DATE
XF DATE
INC DATE

LGL DATE
LAND DATE
AG DATE

04/24/2025 DC

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0803	ASPHALT C	0	0	0	0	17,803.00	SF	2.00
2	0810	CONCRETE A	0	0	32	15	480.00	SF	6.50
3	1242	WD DECK A	0	0	16	16	256.00	SF	10.00
4	0810	CONCRETE A	0	0	0	0	296.00	SF	6.50
5	0400	CONC CURB	0	0	0	0	46.00	LF	15.00
6	0681	POLE SHED	0	0	95	17	1,615.00	SF	15.00
7	6001	ROLLUP DR	3	0	0	0	5.00	UT	400.00
8	4950	BOLLARD	0	0	0	0	15.00	UT	100.00
9	0810	CONCRETE A	0	0	0	0	310.00	SF	6.50
10	0681	POLE SHED	0	0	22	12	264.00	SF	15.00

TOTAL OB/XF 31,685

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	003800	C	GOLF CRS	0	0006	PUD	0.00	0.00	143.63

UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
AC		1.00	1.00	1.00	5,000.00	5,000.00	718,150							

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ELEMENT		CD	CONSTRUCTION							TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY																				
																								VALUATION BY										STANDARD									
																								Tax Group: 5										Tax Dist:									
																								BUILDING MARKET VALUE										1,662,707									
																								TOTAL MARKET OB/XF VALUE										1,173,361									
																								TOTAL LAND VALUE - MARKET										718,150									
																								TOTAL MARKET VALUE										3,554,218									
																								SOH/AGL Deduction										0									
																								ASSESSED VALUE										3,554,218									
																								TOTAL EXEMPTION VALUE										0									
																								BASE TAXABLE VALUE										3,554,218									
																								TOTAL JUST VALUE										3,554,218									
																								NCON VALUE										508,083									
																								INCOME VALUE																			
																								PREVIOUS YEAR MKT VALUE										3,024,323									

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