LOT 10
DECLARATION CVNTS OR 893/252
OCEAN CLUB DRIVE PB 6/107-110

SOLITUDE DEVELOPMENT LLC
6543 MURRAY LANE
BRENTWOOD, TN 37027

2026

01-6N-29-150C-0010-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	23	REINF CONC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	07	CONC TILE 50
Roof Cover	08	CLAY TILE 50
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		7 100
Bathrooms		9.5 100
Frame	03	MASONRY 100
Stories	5.	5. 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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	11,110	100	2012	11,110	7,251,862
FGR	1,506	55	2012	828	540,463
FOP	3,189	30	2012	957	624,665
UOP	2,421	20	2012	484	315,922
UST	541	45	2012	243	158,614
TOTALS	18,767			13,622	8,891,526

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	22	13,622	420.5460	698.11	9,509,654	2012	2012	0	0	0	6.50	93.50

1 SFR CUST 0% - 2023 Heated Area: 11110 HX Base Yr

43 OCEAN CLUB DR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/22/2026 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 5	Tax Dist:
BUILDING MARKET VALUE	8,891,526
TOTAL MARKET OB/XF VALUE	190,979
TOTAL LAND VALUE - MARKET	2,600,000
TOTAL MARKET VALUE	11,682,505
SOH/AGL Deduction	0
ASSESSED VALUE	11,682,505
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	11,682,505
TOTAL JUST VALUE	11,682,505
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	11,238,059

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C0922408	CO ISSUED	0	10/03/2012
E25005	ELEC OTHER	0	05/01/2011
M16146	H/AC	0	05/01/2011
P14395	NEW CONSTR	0	08/01/2010
E22569	ELEC OTHER	50,000	04/01/2010
B23385	SWIM POOL	150,000	03/01/2010

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2597/0334	10/17/2022	WD	Q	I	01	13,350,000
GRANTOR: WELDON THOMAS D REV T						
GRANTEE: SOLITUDE DEVELOPMEN						
2348/0753	3/19/2020	WD	U	I	11	100
GRANTOR: WELDON THOMAS D & VIO						
GRANTEE: THOMAS D WELDON REV						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2012] 11110$FOP=[YR=2012] 3189$ UOP=[YR=2012] 2421$UST=[YR=2012] 541$ FGR=[YR=2012] 1506$.

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
2	1126	CB/STC 8"	0	0	0	0	390.00	SF	8.00	8.00	100	2012	2012	3	91	2,839	
5	0860	POOL/SPA	0	0	0	0	1.00	UT	125,000.00	125,000.00	100	2012	2012	04	90	112,500	
6	0504	FP-ELECTRI	0	0	0	0	2.00	UT	3,000.00	3,000.00	100	2012	2012	3	94	5,640	
7	0410	ELEVATOR	0	0	0	0	1.00	UT	70,000.00	70,000.00	100	2012	2012	3	100	70,000	

LAND DESCRIPTION

TOTAL OB/XF 190,979

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
1	000120	C	RES OCEAN	0		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	2,600,000.00	2,600,000.00	2,600,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 2,600,000 Market: 0 Agricultural: 0 Common: 2,600,000 PRINTED 07/09/2026 BY SYS