

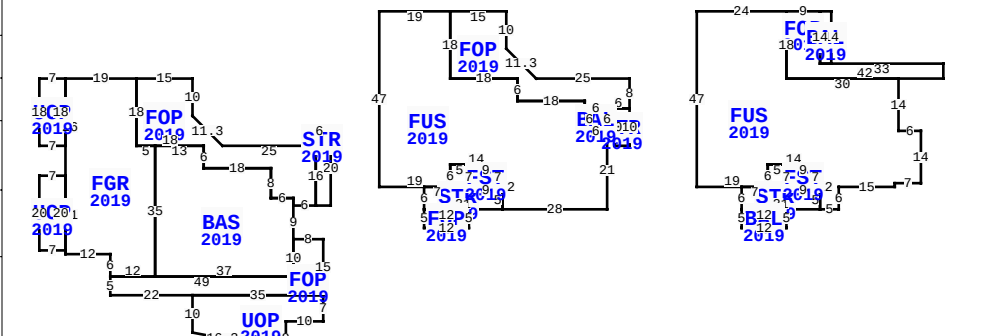


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 70
Exterior Wall	17	CB STUCCO 30
Roof Structure	08	IRREGULAR 100
Roof Cover	07	CONC TILE 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 50
Interior Floor	12	HARDWOOD 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	5	5.5 100
Frame	03	MASONRY 100
Stories	3.	3. 100
Units	0	100

Quality	06	Quality Level 06
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
BAL	36	15	2019	5	1,924
BAL	42	15	2019	6	2,309
BAL	60	15	2019	9	3,463
BAS	1,103	100	2019	1,103	424,401
FGR	1,110	55	2019	610	234,710
FOP	60	30	2019	18	6,926
FOP	294	30	2019	88	33,860
FOP	365	30	2019	110	42,325
FOP	506	30	2019	152	58,485
FOP	590	30	2019	177	68,105
TOTALS	9,408			6,554	521,782

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	12	6,554	238.9582	396.67	2,599,775	2019	2019	0	0	3.00	97.00
1 SFR CUST 100% - 2020											
Heated Area: 5133											
HX Base Yr 2020											



** This building has 21 Sub-Areas

44 OCEAN CLUB DR, FERNANDINA BEACH

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

EXTRA FEATURES										44 OCEAN CLUB DR, FERNANDINA BEACH										LAND DATE		04/22/2020	MLU
										XF DATE								AG DATE					
										INC DATE													
L N	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				
1	0500	FP-PRE FAB	0	100	0	0	1.00		UT	7,000.00	7,000.00		100	2019	2019	3	98	6,860					
2	0860	POOL/SPA	0	100	0	0	1.00		UT	50,000.00	50,000.00		100	2019	2019	04	95	47,500					
4	0410	ELEVATOR	0	100	0	0	1.00		UT	15,000.00	15,000.00		90	2019	2019	3	90	13,500					
6	1126	CB/STC 8"	0	100	0	0	877.00		SF	8.00	8.00		100	2019	2019	3	97	6,806					

LAND DESCRIPTION										TOTAL OB/XF						74,666		
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LA VAL	
1	000100	C	RES	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	1,050,000.00	1,050,000.00	1,050,000.00	

NASSAU COUNTY PROPERTY											
VALUATION SUMMARY											
VALUATION BY						STANDARD					
Tax Group: 5						Tax Dist:					
BUILDING MARKET VALUE						2,521,782					
TOTAL MARKET OB/XF VALUE						74,666					
TOTAL LAND VALUE - MARKET						1,050,000					
TOTAL MARKET VALUE						3,646,448					
SOH/AGL Deduction						1,406,293					
ASSESSED VALUE						2,240,155					
TOTAL EXEMPTION VALUE						51,411					
BASE TAXABLE VALUE						2,188,744					
TOTAL JUST VALUE						3,646,448					
NCON VALUE						0					
INCOME VALUE											
PREVIOUS YEAR MKT VALUE						2,181,261					

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B240007242	REMOVE & REPLACE	250,000	06/18/2024
19006603	CO ISSUED	0	06/20/2019
B1808835	SWIM POOL	60,000	08/29/2018
B1701194	NEW CONSTR	0	02/15/2017

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
2522/1931	12/14/2021	WD	U	I	11	100			
GRANTOR: EDWARDS S TAYLOR & EL									
GRANTEE: EDWARDS SAMUEL T JR									
2233/1974	9/25/2018	SW	U	V	11	100			
GRANTOR: EDWARDS S TAYLOR & EL									
GRANTEE: EDWARDS SAMUEL REVO									

BUILDING NOTES											
FUS=[YR=2019;ORIG=100,0] E24 S18 E30 S14 E6 S14 W7 S1 W15 S6 W5 N12 W14 S6 W19 N47 \$											
FUS=[YR=2019;ORIG=15,0] E19 S18 E18 S6 E18 S8 E6 S21 W28 N12 W14 S6 W19 N47 \$											
FGR=[YR=2019;ORIG=-50,18] W19 S26 S21 E12 S6 E12 N35 W5 N18 \$											
BAS=[YR=2019;ORIG=-8,61] N9 N2 W6 N8 W18 N6 W13 S35 E37 N10 \$											
FOP=[YR=2019;ORIG=-8,52] E6 N16 W25 U8L8 N10 W15 S18 E18 S6 E18 S8 E6 S2 \$											
FOP=[YR=2019;ORIG=34,0] E15 S10 D8R8 E25 S8 W6 W6 N2 W18 N6 W18 N18 \$											
UOP=[YR=2019;ORIG=-35,76] S10 D3R16 S3 E9 N9 E10 N7 W35 \$											
FOP=[YR=2019;ORIG=-57,71] S5 E22 E35 N15 W8 S10 W49 \$											