

LOT 15
OCEAN CLUB DRIVE PB 6/107-110
ESMT IN OR 2461/1862

WARNER JOHNSON FAMILY TRUST/WARNER KARL J TRUSTEE
40 OCEAN CLUB DRIVE
FERNANDINA BEACH, FL 32034

2026

01-6N-29-150C-0015-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 60
Exterior Wall	17	CB STUCCO 40
Roof Structure	03	GABLE/HIP 100
Roof Cover	07	CONC TILE 100
Interior Wall	05	DRYWALL 100
Interior Floor	12	HARDWOOD 60
Interior Floor	13	LVT/LAMNT 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	5	100
Frame	02	WOOD FRAME 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
BAS	737	100	2024	737	266,665
FGR	300	55	2024	165	59,701
FGR	484	55	2024	266	96,246
FOP	168	30	2024	50	18,091
FOP	360	30	2024	108	39,077
FOP	412	30	2024	124	44,867
FST	240	55	2024	132	47,761
FUS	1,603	100	2024	1,603	580,005
FUS	2,814	100	2024	2,814	1,018,176
STR	80	10	2024	8	2,895
TOTALS	8,414			6,222	251,277

** This building has 14 Sub-Areas

40 OCEAN CLUB DR, FERNANDINA BEACH

BLD DATE
XF DATE
INC DATE

LGL DATE
LAND DATE
AG DATE

04/22/2026 MLU

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0409	ELEVATOR R	0	100	0	0	1.00	UT	10,200.00
3	0860	POOL/SPA	0	100	0	0	1.00	UT	50,000.00

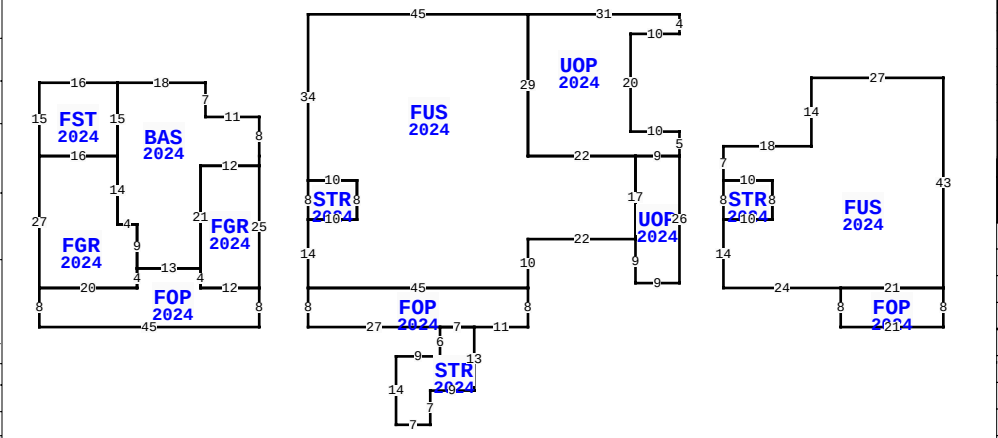
ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
10,200.00	100	2024	2023	100	100	10,200	
50,000.00	100	2024	2023	04	100	50,000	

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100		PUD	0.00	0.00	1.00

TOTAL OB/XF									
UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR
LT		1.00	1.00	1.00	1,050,000.00	1,050,000.00	1,050,000		

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	12	6,222	220.1700	365.48	2,274,017	2023	2023	0	0	1.00	99.00
1 SFR CUST 100% - 2024											
Heated Area: 5154 HX Base Yr 2024											



NASSAU COUNTY PROPERTY

VALUATION SUMMARY		STANDARD
VALUATION BY		
Tax Group: 5	Tax Dist:	
BUILDING MARKET VALUE		2,251,277
TOTAL MARKET OB/XF VALUE		60,200
TOTAL LAND VALUE - MARKET		1,050,000
TOTAL MARKET VALUE		3,361,477
SOH/AGL Deduction		550,667
ASSESSED VALUE		2,810,810
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		2,759,399
TOTAL JUST VALUE		3,361,477
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		2,741,257

PERMIT NUM	DESCRIPTION	AMT	ISSUED
210010773		861,743	12/22/2023
22013153	SWIM POOL	80,000	08/26/2022
21015496	NEW CONSTR	861,743	11/08/2021

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
2724/1799	7/16/2024	WD	U	I	11
GRANTOR: WARNER KARL J &					
GRANTEE: WARNER JOHNSON FAMI					
2415/1289	12/08/2020	WD	Q	V	01
GRANTOR: ARNOLD DEVON D					
GRANTEE: WARNER KARL J & ELI					

BUILDING NOTES

BAS=[YR=2024;ORIG=21,25] N15 E18 S7 E11 S8 S2 W12 S21 W13 N9 W4 N14 \$
FST=[YR=2024;ORIG=21,10] W16 S15 E16 N15 \$
FGR=[YR=2024;ORIG=21,25] W16 S27 E20 N4 N9 W4 N14 \$
FGR=[YR=2024;ORIG=38,27] E12 S25 W12 N4 N21 \$
FOP=[YR=2024;ORIG=5,52] E20 N4 E13 S4 E12 S8 W45 N8 \$
FUS=[YR=2024;ORIG=105,-4] W45 S34 E10 S8 W10 S14 E45 N10 E22 N17 W22 N29 \$
FOP=[YR=2024;ORIG=60,52] E45 S8 W11 W7 W27 N8 \$
STR=[YR=2024;ORIG=94,60] W7 S6 W9 S14 E7 N7 E9 N13 \$
UOP=[YR=2024;ORIG=127,25] E9 S26 W9 N9 N17 \$
UOP=[YR=2024;ORIG=105,25] E22 E9 N5 W10 N20 E10 N4 W31 S29 \$