

BEST JOSEPH W JR & ANN M
28 OCEAN CLUB DRIVE
FERNANDINA BEACH, FL 32034

01-6N-29-150C-0021-0000

NASSAU COUNTY PROPERTY										PAGE 1 of 1		5					
VALUATION SUMMARY																	
VALUATION BY						STANDARD											
Tax Group: 5						Tax Dist:											
BUILDING MARKET VALUE						2,676,300											
TOTAL MARKET OB/XF VALUE						20,200											
TOTAL LAND VALUE - MARKET						1,050,000											
TOTAL MARKET VALUE						3,746,500											
SOH/AGL Deduction						178,457											
ASSESSED VALUE						3,568,043											
TOTAL EXEMPTION VALUE						HX HB		51,411									
BASE TAXABLE VALUE						3,516,632											
TOTAL JUST VALUE						3,746,500											
NCON VALUE						2,696,500											
INCOME VALUE																	
PREVIOUS YEAR MKT VALUE						900,000											
PERMIT NUM				DESCRIPTION				AMT			ISSUED						
C0250008584											08/01/2025						
230005402				8716T 5966H 1365G				2,199,000			04/25/2023						
230005403				DGR 693SF				100,000			04/25/2023						
SALES DATA																	
OFF RECORD Number		DATE		TYPE INST	Q U	V I	RSN CD	SALE PRICE									
2260/1312		3/08/2019		WD	Q	V	01	725,000									
GRANTOR: ROESLE JOHN A																	
GRANTEE: BEST JOSEPH W JR &																	
1992/0343		2/27/2015		WD	U	V	11	100									
GRANTOR: ROESLE JOHN A																	
GRANTEE: ROESLE JOHN A																	
BUILDING NOTES																	
BUILDING DIMENSIONS																	
FGR=[YR=2026;ORIG=19,60] E29 N24 W29 S24 \$																	
FOP=[YR=2026;ORIG=45,36] N18 W5 S18 E5 \$																	
BAS=[YR=2026;ORIG=45,18] W5 W18 N42 E6 N1 E17 S1 S12 E17 S15																	
E2 S12 W19 S3 \$																	
FGR=[YR=2026;ORIG=62,-12] E2 N12 N1 E24 S28 W24 W2 N15 \$																	
UOP=[YR=2026;ORIG=64,3] E24 S10 W24 N10 \$																	
FOP=[YR=2026;ORIG=45,-12] E19 N12 W19 S12 \$																	
FUS=[YR=2026;ORIG=160,60] W29 N24 E29 S24 \$																	
FOP=[YR=2026;ORIG=157,36] W5 N18 E5 S18 \$																	
FUS=[YR=2026;ORIG=152,18] E5 N3 N11 E8 S11 E11 N2 E16 N15 W17																	
N22 W19 N1 W17 S43 E13 \$																	
FSP=[YR=2026;ORIG=175,-25] E17 S23 W17 N23 \$																	
LAND ALUE		OTHER ADJUSTMENTS AND NOTES				YEAR		DENSITY		DECL		FRZ		YR		CONSRV	
050,000																	
Common: 1,050,000 PRINTED 07/09/2026 BY SYS																	