



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	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		6 100
Bathrooms		4.5 100
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

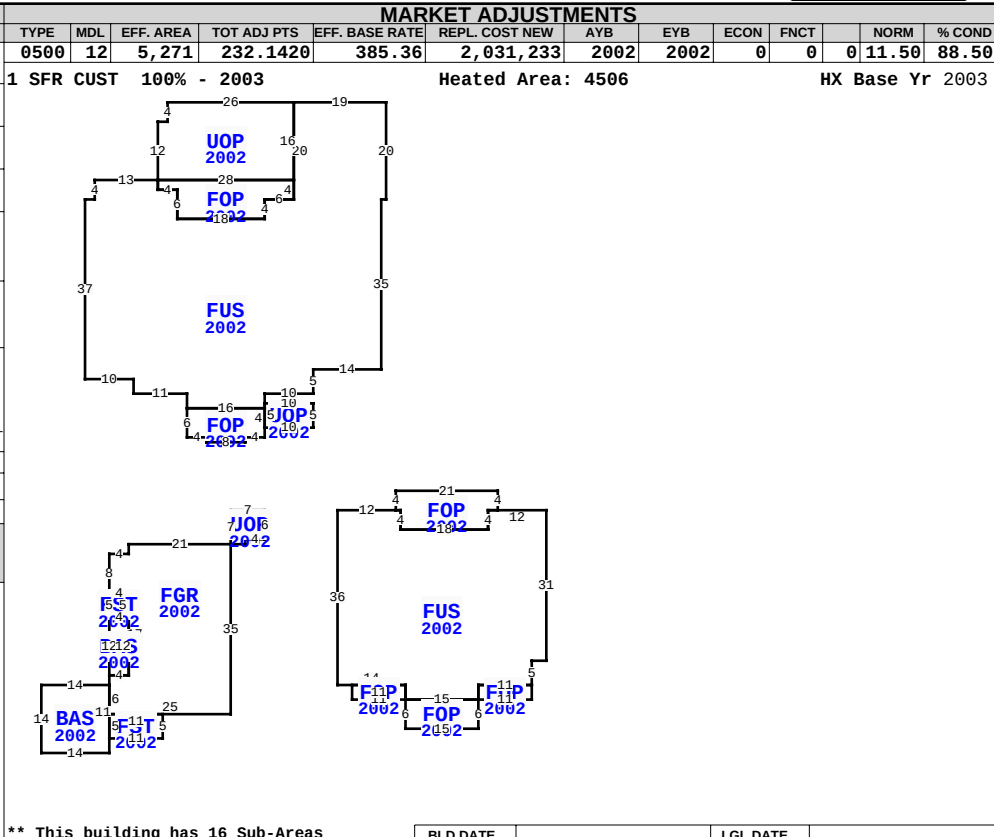
NEIGHBORHOOD/LOC	10014.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	48	100	2002	48	16,370
BAS	196	100	2002	196	66,845
FGR	799	55	2002	439	149,718
FOP	33	30	2002	10	3,411
FOP	33	30	2002	10	3,411
FOP	90	30	2002	27	9,208
FOP	104	30	2002	31	10,572
FOP	156	30	2002	47	16,029
FOP	176	30	2002	53	18,075
FST	20	55	2002	11	3,752
TOTALS	6,507			5,271	797,641

EXTRA FEATURES		
L N	OB/XF CODE	DESCRIPTION

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	0504	FP-ELECTRI	0	100	0	0		1.00	UT 2,000.00		2002	2002	3	84	1,680	
5	1126	CB/STC 8"	0	100	0	0		100.00	SF 8.00		2002	2002	3	79	632	
6	0920	CWALL-WD/M	0	100	0	0		72.00	LF 390.00		2002	2002	3	20	5,616	

LAND DESCRIPTION		
L N	USE CODE	CLS
1	000100	C



** This building has 16 Sub-Areas

24 OCEAN CLUB DR, FERNANDINA BEACH

BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE

TOTAL OB/XF		
7,928		

NASSAU COUNTY PROPERTY			
PAGE 1 of 1			
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 5	Tax Dist:		
BUILDING MARKET VALUE	1,797,641		
TOTAL MARKET OB/XF VALUE	7,928		
TOTAL LAND VALUE - MARKET	1,050,000		
TOTAL MARKET VALUE	2,855,569		
SOH/AGL Deduction	1,706,710		
ASSESSED VALUE	1,148,859		
TOTAL EXEMPTION VALUE	HX HB 51,411		
BASE TAXABLE VALUE	1,097,448		
TOTAL JUST VALUE	2,855,569		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	2,448,600		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0108374	NEW CONSTR	375,000	06/01/2001

SALES DATA			
OFF RECORD Number	DATE	TYPE INST	Q U I RSN CD
1755/1360	7/29/2011	QC U I	11
GRANTOR: WILLIAMS JAMES E & NA			
GRANTEE: WILLIAMS JAMES E &			
0866/0072	2/05/1999	WD Q V	255,000
GRANTOR: AMELIA ISLAND COMPANY			
GRANTEE: WILLIAMS JAMES & NA			

BUILDING NOTES		
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BUILDING DIMENSIONS		
UOP=[YR=2002] W7 S7 FGR=[YR=2002] W21 S2 W4 S8		
FST=[YR=2002] S5 BAS=[YR=2002] S12 E4 N12 W4 \$ E4 N5 W4 \$		
E4 S17 W4 S2 BAS=[YR=2002] W14 S14 E14 N3 FST=[YR=2002] E11		
N5 W11 S5 \$ N11 \$ S6 E25 N35 \$ E3 N1 E4 N6 \$ PTR= N15		
FOP=[YR=2002] N2 UOP=[YR=2002] E10 N5 W10 FUS=[YR=2002] N2		
E10 N5 E14 N35 E1 N20 W19 UOP=[YR=2002] W26 S4 W2 S12		
FOP=[YR=2002] S2 E4 S6 E18 N4 E6 N4 W28 \$ E28 N16 \$ S20 W6		
S4 W18 N6 W4 N2 W13 S4 W2 S37 E10 S3 E11 S3 E16 N1 \$S5\$ N4		
W16 S6 E4 S1 E8N1 E4 \$ S15 \$ PTR= E15 FUS=[YR=2002] E12		
FOP=[YR=2002] N4 E21 S4 W2 S4 W18 N4 W1 \$ E1 S4 E18 N4 E12		
S31 W3 S5 FOP=[YR=2002] S3 W11 FOP=[YR=2002] S6 W15 N6		
FOP=[YR=2002] W11 N3 E11 S3 \$ E15 \$ N3 E11 \$ W11 S3 W15 N3		