LOT 26
IN OR 1820/237
OCEAN CLUB DRIVE PB 6/107-110

SCHMIDT ULRICH
16 OCEAN CLUB DR
FERNANDINA BEACH, FL 32034

2026

01-6N-29-150C-0026-0000

BUILDING CHARACTERISTICS

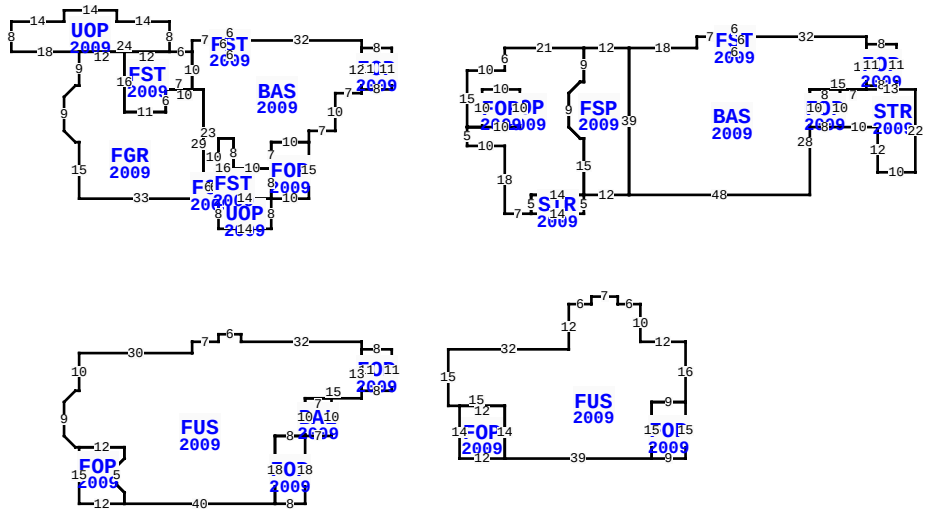
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 100
Roof Structur	08	IRREGULAR 100
Roof Cover	08	CLAY TILE 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	12	HARDWOOD 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		5.5 100
Frame	02	WOOD FRAME 100
Stories	4.	4. 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	70	15	2009	10	3,628
BAS	1,139	100	2009	1,139	413,294
BAS	2,184	100	2009	2,184	792,480
FGR	1,062	55	2009	584	211,908
FOP	24	30	2009	7	2,540
FOP	80	30	2009	24	8,709
FOP	88	30	2009	26	9,435
FOP	88	30	2009	26	9,435
FOP	88	30	2009	26	9,435
FOP	100	30	2009	30	10,885
TOTALS	12,766			9,300	3,374,572

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	12	9,300	237.5950	394.41	3,668,013	2009	2009	0	0	0	8.00	92.00

1 SFR CUST 100% - 2010 Heated Area: 7539 HX Base Yr 2010



** This building has 27 Sub-Areas

16 OCEAN CLUB DR, FERNANDINA BEACH

BLD DATE	01/05/2010 DJ	LGL DATE	
XF DATE		LAND DATE	04/22/2026 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 5	Tax Dist:	
BUILDING MARKET VALUE		3,374,572
TOTAL MARKET OB/XF VALUE		143,783
TOTAL LAND VALUE - MARKET		1,050,000
TOTAL MARKET VALUE		4,568,355
SOH/AGL Deduction		2,666,338
ASSESSED VALUE		1,902,017
TOTAL EXEMPTION VALUE	HX HB WR	56,411
BASE TAXABLE VALUE		1,845,606
TOTAL JUST VALUE		4,568,355
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		3,654,297

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C21519	CO ISSUED	0	11/01/2009
M14312	MECH OTHER	0	01/01/2009
P13423	OTHER	0	08/01/2008
E20976	ELEC OTHER	0	06/01/2008
R11325	REPAIR/RRF	275,000	06/01/2008
B21519	NEW CONSTR	1,275,000	06/01/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1820/0237	10/18/2012	QC	U	I	11	100
GRANTOR: SCHMIDT ULRICH TRUSTE						
GRANTEE: SCHMIDT ULRICH & JO						
1499/1471	5/17/2007	WD	Q	V		1,200,000
GRANTOR: NAPOLES J GEORGE & LA						
GRANTEE: SCHMIDT ULRICH TRUS						

BUILDING NOTES

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
5	0860	POOL/SPA	0	100	0	0	1.00	UT	125,000.00	125,000.00	100	2009	2009	04	85	106,250	
8	0920	CWALL-WD/M	0	100	25	0	25.00	LF	390.00	390.00	100	2009	2009	3	31	3,023	
9	1126	CB/STC 8"	0	100	0	0	446.00	SF	8.00	8.00	100	2009	2009	3	88	3,140	
10	0410	ELEVATOR	0	100	0	0	1.00	UT	25,000.00	25,000.00	100	2009	2009	3	100	25,000	
11	0500	FP-PRE FAB	0	100	0	0	2.00	UT	3,500.00	3,500.00	100	2009	2009	3	91	6,370	

BUILDING DIMENSIONS

FOP=[YR=2009] W8BAS=[YR=2009] N2W32
FST=[YR=2009]N2W6S6E6N4$S4W6N4W7S3
FST=[YR=2009]W6UOP=[YR=2009] N8W14N3W14S3W14S8E
18FGR=[YR=2009] S9W1 D3 L3 S9 D3 R3 E
1S15E33N29W10S6W11N16W12$E24$ W12S16E11N6E7N10$S10E3
S23FOP=[YR=2009]S6E4UOP=[YR=2009] S8E14
N8FOP=[YR=2009]E10N15W10S7FST=[YR=2009] W10N8W4
S16E14N8$S8$W14$N6W4$E4N10E4S8 E10N7E10N3E7N10E7N12$ S11E8N11
$PTR=E30UOP=[YR=2009] E21 FSP=[YR=2009] E12 BAS=[YR=2009]
E18N3E7 FST=[YR=2009] S4E6N 6W6S2$N2E6S2E32S2FOP=[YR=2009]
E8S11 W8N11$S12STR=[YR=2009] E13S22W10N12W 10FOP=[YR=2009]
W8N10E8S10$N10E7$W15 S28W48N39$S39W12 STR=[YR=2009] S5W14

LAND DESCRIPTION

TOTAL OB/XF 143,783

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	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							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 1,050,000 Market: 0 Agricultural: 0 Common: 1,050,000 PRINTED 07/09/2026 BY SYS