

LOT 1
IN OR 2088/593
OCEANSIDE #3 PBK 5/401

JAHN FRANCIS X III & MARY CLARE
4947 SEA WATCH DR
FERNANDINA BEACH, FL 32034

2023

00-SB-30-1522-0001-0000



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	16 WD FR STUC 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	12 MODULAR MT 100
Interior Wall	05 DRYWALL 90
Interior Wall	08 DECORATIVE 10
Interior Floo	14 CARPET 80
Interior Floo	11 CLAY TILE 20
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	3 100
Frame	02 WOOD FRAME 100
Stories	2. 2. 100
Units	0 100

Quality	03	Quality Level 03	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	3045.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,721	100	1,721	284,763
FGR	514	55	283	46,826
FOP	64	30	19	3,144
FOP	297	30	89	14,727
FUS	378	100	378	62,545
FUS	408	100	408	67,509
PTO	104	5	5	827
TOTALS	3,486		2,903	480,342

EXTRA FEATURES	
L N	OB/XF CODE
1	0855 CONC PAVER
2	0855 CONC PAVER
3	0500 FP-PRE FAB

LAND DESCRIPTION	
L N	USE CODE
1	000100 C SFR

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	11	2,903	135.0188	192.40	558,537	1994	1994	0	0	0 14.00	86.00
1 SFR CUST - 100% - 2021 Heated Area: 2507 HX Base Yr 2021											

TOTAL OB/XF	
8,732	

NASSAU COUNTY PROPERTY	
VALUATION SUMMARY	
VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	480,342
TOTAL MARKET OB/XF VALUE	8,732
TOTAL LAND VALUE - MARKET	250,000
TOTAL MARKET VALUE	739,074
SOH/AGL Deduction	212,900
ASSESSED VALUE	526,174
TOTAL EXEMPTION VALUE	50,000
BASE TAXABLE VALUE	476,174
TOTAL JUST VALUE	739,074
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	664,388

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1811921	MBR REMODEL	78,000	12/04/2018
B1802969	WINDOWS	40,800	03/21/2018
B9906144	ADDITION	31,000	06/01/1999

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2088/0593	12/09/2016	WD	Q	I	01	450,000	
GRANTOR: MURPHY SHELLY							
GRANTEE: JAHN FRANCIS XAVIER							
2023/1560	1/15/2016	PR	U	I	19	100	
GRANTOR: WOOD MARSHALL E P/R							
GRANTEE: MURPHY SHELLY							

BUILDING NOTES	
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BUILDING DIMENSIONS	
PTO=[YR=1994] W13 FOP=[YR=1994] N3 W27 BAS=[YR=1994] N3 W19 S29 FGR=[YR=1994] S22 E23 N22 W8 N2 W4 S2 W11\$ E11 N2 E4 S2 E8 S18 E4 S2 E6 N2 E4 FOP=[YR=1994] S2 E8 N5 W2 N4 W6 S7\$ N7 E6 S4 E4 S1 E8 N1 E4 N30 W40 N11\$ S11 E27 N8\$ S8 E13 N8 \$ PTR=E20 FUS=[YR=1999] E19 S27 W2 FUS=[YR=1994] S19 W2 S5 W8 N5 W2 N18 E2 N15 E8 S14 E2 \$ W2 N14 W8 S15 W7 N28 \$ W20 \$.	