

LOT 4 INCL PROPERTY E OF LOT
TO OCEAN MEAN HIGH WATER LINE
SEA WATCH #1 PB 5/318

SCHROER MARILYN & JAMES
4986 SEA WATCH DRIVE
FERNANDINA BEACH, FL 32034

2023

00-SB-30-1940-0004-0000



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS													NASSAU COUNTY PROPERTY												
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1															
Exterior Wall	17	CB STUCCO 100	0320	11	2,582	159.1834	151.22	390,450	1991	1991	0	0	0	15.50	84.50	VALUATION BY STANDARD														
Roof Structur	08	IRREGULAR 100	1 TOWNHOUSE - 100% - 2022													Heated Area: 2186														
Roof Cover	10	WD SHINGLE 100														HX Base Yr 2022														
Interior Wall	05	DRYWALL 100																												
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		3.5 100																												
Frame	02	WOOD FRAME 100																												
Stories	2.	2. 100																												
Units		0 100																												
Quality			06	Quality Level 06																										
DOR CODE			0100	SINGLE FAMILY																										
MAP NUM				MKT AREA 03																										
NEIGHBORHOOD/LOC			3015.00																											
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																										
BAS	875	100	875	111,809																										
FGR	420	55	231	29,518																										
FOP	30	30	9	1,150																										
FOP	184	30	55	7,028																										
FOP	228	30	68	8,689																										
FST	43	55	24	3,067																										
FUS	1,311	100	1,311	167,520																										
UOP	18	20	4	511																										
UOP	26	20	5	639																										
TOTALS	3,135		2,582	329,930																										
EXTRA FEATURES					4986 SEA WATCH DR, FERNANDINA BEACH																									
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	0811	CONCRETE B	0 100	0 0	550.00	SF	5.20	5.20	100	1991	1991	3	64	1,830																
2	0858	SCULP CONC	0 100	17 2	34.00	SF	13.00	13.00	100	1991	1991	3	88	389																
3	0835	QUARY TILE	0 100	0 0	78.00	SF	10.00	10.00	100	1992	1992	3	66	515																
TOTAL OB/XF 2,734																														
LAND DESCRIPTION																														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV						
1	000120	C	SFR OCN FT	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	1,000,000.00	1,000,000.00	1,000,000													
REVIEW DATE 07/23/2019 BY DJA Total Acres: 0.00 Total Land Value: 1,000,000 Market: 0 Agricultural: 0 Common: 1,000,000 PRINTED 08/02/2023 BY SYS																														