

LOT 6 INCL PROPERTY E OF LOT
TO OCEAN MEAN HIGH WATER LINE
IN OR 1873/1837

SAMOLIS JOHN R & KATHLEEN M
4982 SEA WATCH DR
FERNANDINA BEACH, FL 32034

2023

00-SB-30-1940-0006-0000



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% - 2003													Heated Area: 2186													HX Base Yr 2003												
Roof Cover	10	WD SHINGLE 100														VALUATION SUMMARY																									
Interior Wall	05	DRYWALL 100														Tax Group: 8													Tax Dist:												
Interior Floo	14	CARPET 80														BUILDING MARKET VALUE													329,930												
Interior Floo	11	CLAY TILE 20														TOTAL MARKET OB/XF VALUE													2,472												
Air Condition	03	CENTRAL 100														TOTAL LAND VALUE - MARKET													1,000,000												
Heating Type	04	AIR DUCTED 100														TOTAL MARKET VALUE													1,332,402												
Bedrooms		3 100														SOH/AGL Deduction													547,738												
Bathrooms		3.5 100														ASSESSED VALUE													784,664												
Frame	02	WOOD FRAME 100														TOTAL EXEMPTION VALUE													HX HB 50,000												
Stories	2.	2. 100														BASE TAXABLE VALUE													734,664												
Units		0 100	TOTAL JUST VALUE													1,332,402																									
			NCON VALUE													0																									
			INCOME VALUE																																						
			PREVIOUS YEAR MKT VALUE													1,158,039																									
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					4982 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	626.00	SF	5.20	5.20	100	1991	1991	3	64	2,083																									
2	0858	SCULP CONC	0	100	17	2	34.00	SF	13.00	13.00	100	1991	1991	3	88	389																									
TOTAL OB/XF																			2,472																						
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																																									