LOT 10
INCL PROPERTY EAST OF LOT TO
MEAN HIGH WATER LINE

SEA WATCH PAULIK LLC
314 ROLLING ROCK RD
MARIETTA, GA 30067

2023

00-SB-30-1940-0010-0000

BUILDING CHARACTERISTICS

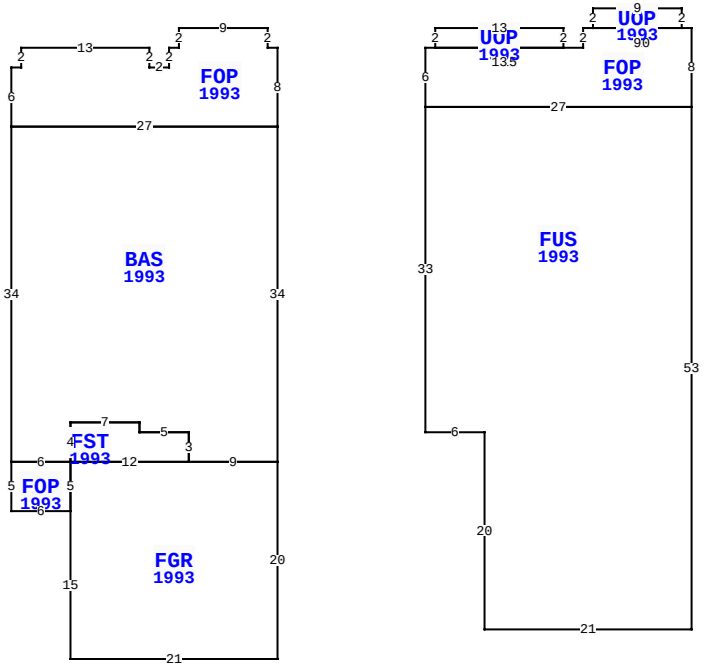
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 100
Roof Structur	08	IRREGULAR 100
Roof Cover	10	WD SHINGLE 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	2.	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	109,986
FGR	420	55	231	29,036
FOP	30	30	9	1,131
FOP	184	30	55	6,913
FOP	228	30	68	8,548
FST	43	55	24	3,017
FUS	1,311	100	1,311	164,790
UOP	18	20	4	503
UOP	26	20	5	628
TOTALS	3,135		2,582	324,552

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0320	11	2,582	155.6640	147.88	381,826	1992	1992	0	0	0	15.00	85.00

1 TOWNHOUSE - 0% - 0 Heated Area: 2186 HX Base Yr



4972 SEA WATCH DR, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 8

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	324,552
TOTAL MARKET OB/XF VALUE	2,576
TOTAL LAND VALUE - MARKET	1,000,000
TOTAL MARKET VALUE	1,327,128
SOH/AGL Deduction	59,634
ASSESSED VALUE	1,267,494
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,267,494
TOTAL JUST VALUE	1,327,128
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,152,267

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2444/0489	3/18/2021	QC	U	I	11	100
GRANTOR: PAULIK GEORGE A JR &						
GRANTEE: SEA WATCH PAULIK LL						
0707/1761	6/24/1994	WD	U	I	07	100
GRANTOR: NASSAU BEACH DEVELOPM						
GRANTEE: PAULIK GEORGE JR &						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=1993] W1 N2W9S2 W1S2W2N2W13 S2W1S6 BAS=[YR=1993] S34FOP=[YR=1993] S5E6 FGR=[YR=1993] S15E21N20W9FST=[YR=1993] N3 W5N1W7S4 E12$W12S5$ N5W6$ E6N4 E7S1E5S3 E9N34W27 $ E27 N8 $ PTR= E15 FOP=[YR=1993] E1 UOP=[YR=1993] N2 E13 S2W13$E15N2E1 UOP=[YR=1993] N2E9 S2W9 $E10S8 FUS=[YR=1993] S53 W21 N20 W6 N33 E27 $ W27 N6 $ W15 $.

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
1	0858	SCULP CONC	0	0	17	2	34.00	SF	13.00	13.00	100	1992	1992	3	89	393	
2	0811	CONCRETE B	0	0	0	0	636.00	SF	5.20	5.20	100	1992	1992	3	66	2,183	

LAND DESCRIPTION

TOTAL OB/XF 2,576

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	000120	C	SFR OCN FT	0		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 07/22/2019 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