LOT 4 INCL PROPERTY E OF LOT
TO OCEAN MEAN HIGH WATER LINE
IN OR 1948/1173

BATTON RICHARD H & JOY S
154 HOWARD OAKS DR
MACON, GA 31210

2023

00-SB-30-1941-0004-0000

BUILDING CHARACTERISTICS

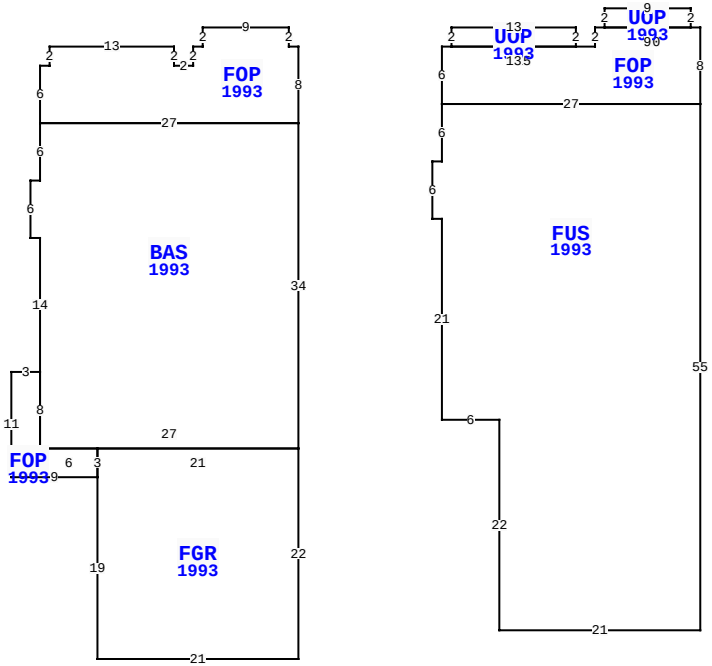
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 100
Roof Structur	08	IRREGULAR 100
Roof Cover	10	WD SHINGLE 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3.5 100
Frame	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	924	100	924	118,768
FGR	462	55	254	32,649
FOP	51	30	15	1,928
FOP	184	30	55	7,069
FOP	228	30	68	8,741
FUS	1,359	100	1,359	174,682
UOP	18	20	4	514
UOP	26	20	5	643
TOTALS	3,252		2,684	344,993

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0320	11	2,684	159.1834	151.22	405,874	1992	1992	0	0	0	15.00	85.00

1 TOWNHOUSE - 0% - 0 Heated Area: 2283 HX Base Yr



4954 SEA WATCH DR, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	344,993
TOTAL MARKET OB/XF VALUE	5,778
TOTAL LAND VALUE - MARKET	1,050,000
TOTAL MARKET VALUE	1,400,771
SOH/AGL Deduction	304,529
ASSESSED VALUE	1,096,242
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,096,242
TOTAL JUST VALUE	1,400,771
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,218,505

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1948/1173	11/21/2014	WD	Q	I	01	775,000
GRANTOR: SCAFFIDE SAM A & MART						
GRANTEE: BATTON RICHARD H &						
1609/0911	3/10/2009	DG	U	I	19	100
GRANTOR: SCAFFIDE MARTHA L						
GRANTEE: SCAFFIDE SAM A & MA						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=1993] W1 N2 W9 S2 W1 S2 W2 N2 W13 S2 W1 S6
BAS=[YR=1993] S6 W1 S6 E1 S14 FOP=[YR=1993] W3 S11 E9
FGR=[YR=1993] S19 E21 N22 W21 S3 $ N3 W6 N8 $ S8 E27 N34 W27
$ E27 N8 $ PTR= E15 FOP=[YR=1993] E1 UOP=[YR=1993] N2 E13 S2
W13 $ E15 N2 E1 UOP=[YR=1993] N2 E9 S2 W9 $ E10 S8
FUS=[YR=1993] S55 W21 N22 W6 N21 W1 N6 E1 N6 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	0	0	122.00	SF	13.00	13.00	100	1992	1992	3	89	1,412	
2	0811	CONCRETE B	0	0	0	0	506.00	SF	5.20	5.20	100	1992	1992	3	66	1,737	
3	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	1992	1992	3	74	1,480	
4	1272	H-SHUTR MD	0	0	0	0	32.00	UT	133.00	133.00	100	2005	2005	3	27	1,149	

LAND DESCRIPTION

TOTAL OB/XF 5,778

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	1.05	1,000,000.00	1,050,000.00	1,050,000							

REVIEW DATE 07/22/2019 BY DJA Total Acres: 0.00 Total Land Value: 1,050,000 Market: 0 Agricultural: 0 Common: 1,050,000 PRINTED 08/02/2023 BY SYS