LOT 4 INCL PROPERTY E OF LOT
TO OCEAN MEAN HIGH WATER LINE
IN OR 2320/30

CHAPIN JULIE G E TRUST/CHAPIN JULIE G E TRUSTEE
209 CORNWALL ST NW
LEESBURG, VA 20176

2023

00-SB-30-1942-0004-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

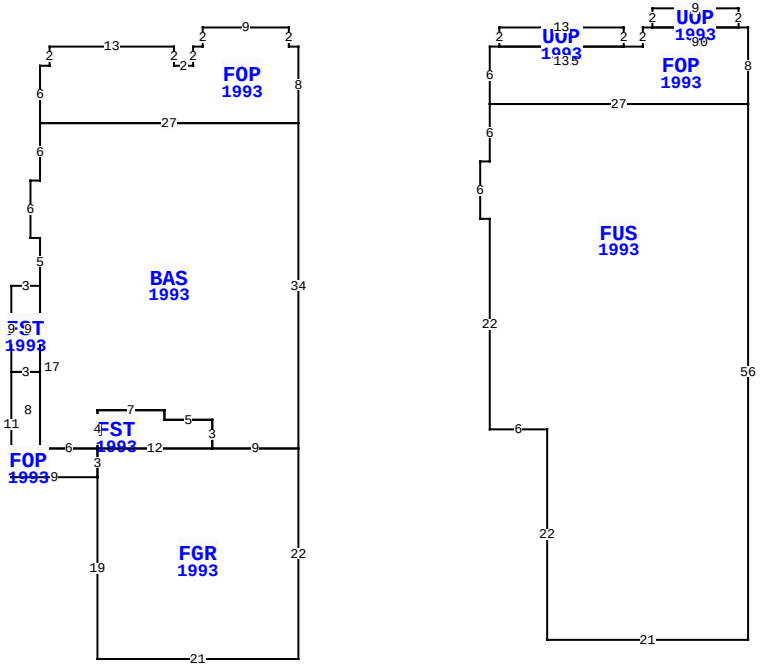
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 100
Roof Structur	08	IRREGULAR 100
Roof Cover	10	WD SHINGLE 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3.5 100
Frame	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	881	100	881	119,338
FGR	462	55	254	34,406
FOP	51	30	15	2,031
FOP	184	30	55	7,450
FOP	228	30	68	9,211
FST	27	55	15	2,031
FST	43	55	24	3,251
FUS	1,386	100	1,386	187,744
UOP	18	20	4	542
UOP	26	20	5	677
TOTALS	3,306		2,707	366,684

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0320	11	2,707	166.7635	158.43	428,870	1993	1993	0	0	0	14.50	85.50

1 TOWNHOUSE - 0% - 0 Heated Area: 2267 HX Base Yr



4942 SEA WATCH DR, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	366,684
TOTAL MARKET OB/XF VALUE	6,384
TOTAL LAND VALUE - MARKET	1,050,000
TOTAL MARKET VALUE	1,423,068
SOH/AGL Deduction	307,216
ASSESSED VALUE	1,115,852
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,115,852
TOTAL JUST VALUE	1,423,068
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,241,374

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1327732	REPAIR/RRF	60,000	09/01/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2408/0697	9/18/2019	WD	U	I	11	100
GRANTOR: CHAPIN STEPHEN JR & J						
GRANTEE: CHAPIN JULIE G E TR						
2320/0030	9/18/2019	WD	U	I	11	100
GRANTOR: CHAPIN STEPHEN JR & J						
GRANTEE: CHAPIN JULIE GE TRU						

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 S5 FST=[YR=1993] W3 S9
FOP=[YR=1993] S11 E9 FGR=[YR=1993] S19 E21 N22 W9
FST=[YR=1993] N3 W5 N1 W7 S4 E12$ W12 S3$ N3 W6 N8 W3$ E3 N9$
S17 E6 N4 E7 S1 E5 S3 E9 N34 W27$ E27 N8$ PTR=E20
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] S56 W21 N22
W6 N22 W1 N6 E1 N6 E27$ W27 N6$ W20$.

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	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	1993	1993	3	76	1,520	
2	0811	CONCRETE B	0	0	0	0	972.00	SF	5.20	5.20	100	1993	1993	3	68	3,437	
3	0858	SCULP CONC	0	0	0	0	122.00	SF	13.00	13.00	100	1993	1993	3	90	1,427	

LAND DESCRIPTION

TOTAL OB/XF 6,384

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