

LOT 1
IN OR 2406/1231
INCL PROPERTY E OF LOT TO

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

2023

00-SB-30-1943-0001-0000



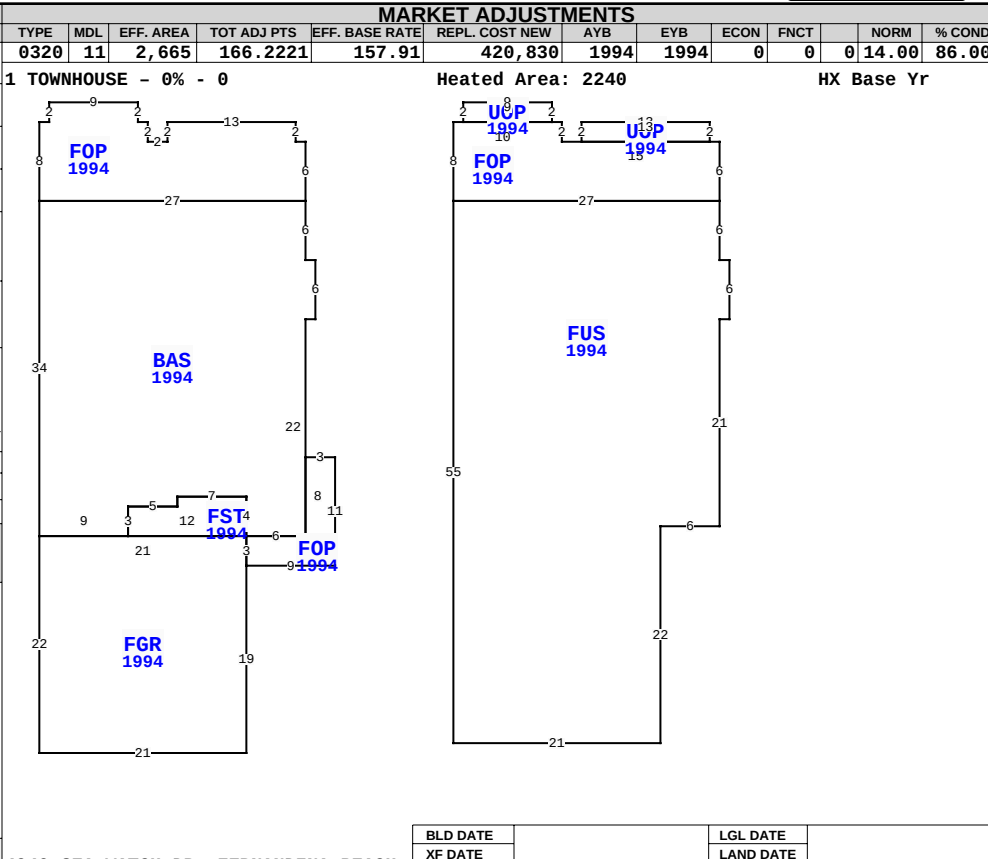
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 100
Roof Structure	08	IRREGULAR 100
Roof Cover	10	WD SHINGLE 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 60
Interior Floor	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	119,642
FGR	462	55	254	34,494
FOP	51	30	15	2,037
FOP	184	30	55	7,469
FOP	228	30	68	9,235
FST	43	55	24	3,259
FUS	1,359	100	1,359	184,556
UOP	18	20	4	544
UOP	26	20	5	679
TOTALS	3,252		2,665	361,914

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0811	CONCRETE B	0	0	0	0	722.00	SF	5.20
2	0825	BRICK	0	0	16	2	32.00	SF	12.50
3	0825	BRICK	0	0	30	4	120.00	SF	12.50
4	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000120	C	SFR OCN FT	0		PUD	0.00	0.00	1.00



4940 SEA WATCH DR, FERNANDINA BEACH	BLD DATE		LGL DATE	
	XF DATE		LAND DATE	
	INC DATE		AG DATE	

TOTAL OB/XF									
5,897									

NASSAU COUNTY PROPERTY			
PAGE 1 of 1			8
VALUATION SUMMARY		STANDARD	
VALUATION BY		Tax Group: 8	
Tax Dist:		Tax Dist:	
BUILDING MARKET VALUE		361,914	
TOTAL MARKET OB/XF VALUE		5,897	
TOTAL LAND VALUE - MARKET		1,050,000	
TOTAL MARKET VALUE		1,417,811	
SOH/AGL Deduction		342,988	
ASSESSED VALUE		1,074,823	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		1,074,823	
TOTAL JUST VALUE		1,417,811	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		1,236,113	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2406/1231	9/18/2019	WD	U	I	11
GRANTOR: CHAPIN STEPHEN R JR &					
GRANTEE: JULIE G E TR					
2320/0026	9/18/2019	WD	U	I	11
GRANTOR: CHAPIN STEPHEN R & JU					
GRANTEE: THE JULIE G E CHAPI					

BUILDING NOTES									

BUILDING DIMENSIONS									
FOP=[YR=1994] W1 UOP=[YR=1994] N2 W13 S2 E13 \$ W15 N2 W1									
UOP=[YR=1994] N2 W9 S2 E9 \$ W10 S8 FUS=[YR=1994] S55 E21 N22									
E6 N21 E1 N6 W1 N6 W27 \$ E27 N6 \$ PTR= W42 FOP=[YR=1994] W1									
N2 W13 S2 W2 N2 W1 N2 W9 S2 W1 S8 BAS=[YR=1994] S34									
FGR=[YR=1994] S22 E21 N19 FOP=[YR=1994] E9 N11 W3 S8 W6 S3 \$									
N3 FST=[YR=1994] N4 W7 S1 W5 S3 E12 \$ W21 \$ E9 N3 E5 N1 E7 S4									
E6 N22 E1 N6 W1 N6 W27 \$ E27 N6 \$ E42 \$.									