

LOT 1
INCL PROPERTY E OF LOT TO
OCEAN MEAN HIGH WATERLINE

SCALLYWAG ENTERPRISES LLC
36 OLD SOUTH SALEM ROAD
RIDGEFIELD, CT 06877

2023

00-SB-30-1944-0001-0000



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	14	CARPET 70
Interior Floor	19	MARBLE 30
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

Quality	06	Quality Level 06		
DOR CODE	0100	SINGLE FAMILY		
MAP NUM		MKT AREA	03	
NEIGHBORHOOD/LOC	3015.00			

TOTALS	3,257		2,667	373,699
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00
2	0811	CONCRETE B	0	0	0	0	504.00	SF	5.20
3	0825	BRICK	0	0	29	3	87.00	SF	12.50
4	0825	BRICK	0	0	16	2	32.00	SF	12.50
5	1272	H-SHUTR MD	0	0	0	0	32.00	UT	133.00

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

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0320	11	2,667	171.5011	162.93	434,534	1994	1994	0	0	0 14.00	86.00
1 TOWNHOUSE - 0% - 2023											
Heated Area: 2240											
HX Base Yr											

4930 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		STANDARD	
VALUATION BY		Tax Group: 8	
Tax Dist:		Tax Dist:	
BUILDING MARKET VALUE		373,699	
TOTAL MARKET OB/XF VALUE		6,048	
TOTAL LAND VALUE - MARKET		1,050,000	
TOTAL MARKET VALUE		1,429,747	
SOH/AGL Deduction		0	
ASSESSED VALUE		1,429,747	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		1,429,747	
TOTAL JUST VALUE		1,429,747	
NCON VALUE		0	
INCOME VALUE		0	
PREVIOUS YEAR MKT VALUE		1,249,769	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2555/1290	4/14/2022	WD	Q	I	01
GRANTOR: SCALZO RICHARD A & MA					
GRANTEE: SCALLYWAG ENTERPRIS					
2089/1973	12/12/2016	WD	Q	I	01
GRANTOR: MURPHY SHELLY					
GRANTEE: SCALZO RICHARD A &					

BUILDING NOTES									

BUILDING DIMENSIONS									
FOP=[YR=1994] W1 UOP=[YR=1994] N2 W13 S2 E13 \$ W14 N2 W1 UOP=[YR=1994] N2 W9 S2 E9 \$ W11S8FUS=[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 N12 W3 S9 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 \$.									

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1	000120	C	SFR OCN FT	0		PUD	0.00	0.00	1.00