

LOT 2
INCL PROPERTY E OF LOT TO
OCEAN MEAN HIGH WATERLINE

SEREDA PETER L TRUST/SEREDA PETER L TRUSTEE
4928 SEA WATCH DR
FERNANDINA BEACH, FL 32034

2023

00-SB-30-1944-0002-0000



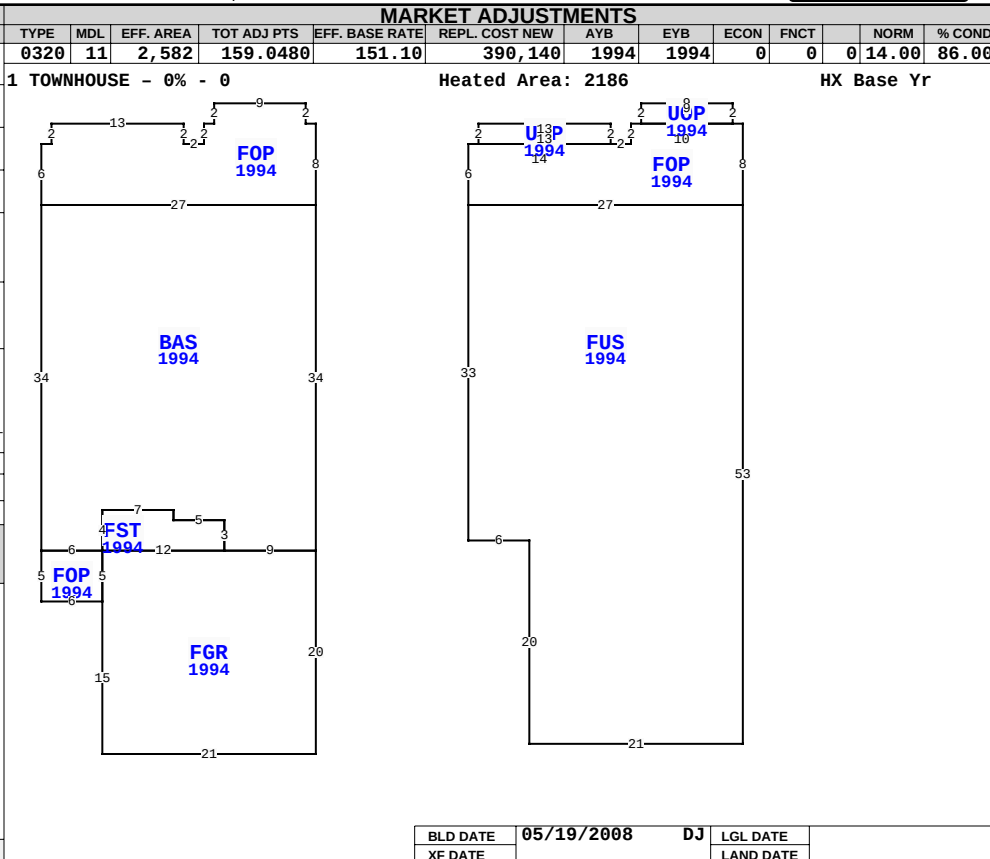
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 100
Roof Structure	08	IRREGULAR 100
Roof Cover	10	WD SHINGLE 100
Interior Wall	05	DRYWALL 100
Interior Floor	12	HARDWOOD 50
Interior Floor	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	113,703
FGR	420	55	231	30,017
FOP	30	30	9	1,170
FOP	184	30	55	7,147
FOP	228	30	68	8,837
FST	43	55	24	3,118
FUS	1,311	100	1,311	170,359
UOP	18	20	4	519
UOP	26	20	5	650
TOTALS	3,135		2,582	335,520

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00	2,000.00	
2	0811	CONCRETE B	0	0	0	0	538.00	SF	5.20	5.20	
3	0825	BRICK	0	0	0	0	77.00	SF	12.50	12.50	
4	0825	BRICK	0	0	16	2	32.00	SF	12.50	12.50	

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



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2	0811	CONCRETE B	0	0	0	0	538.00	SF	5.20	5.20	
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NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1 8
VALUATION BY		STANDARD	
Tax Group: 8		Tax Dist:	
BUILDING MARKET VALUE		335,520	
TOTAL MARKET OB/XF VALUE		4,738	
TOTAL LAND VALUE - MARKET		1,000,000	
TOTAL MARKET VALUE		1,340,258	
SOH/AGL Deduction		56,688	
ASSESSED VALUE		1,283,570	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		1,283,570	
TOTAL JUST VALUE		1,340,258	
NCON VALUE		0	
INCOME VALUE		0	
PREVIOUS YEAR MKT VALUE		1,166,882	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2461/1784	5/10/2021	WD	Q	I	01
GRANTOR: STANLEY FARMS LLC					
GRANTEE: SEREDA PETER L & BA					
2079/1069	10/20/2016	WD	Q	I	01
GRANTOR: MCKINLEY JOHN M					
GRANTEE: STANLEY FARMS LLC					

BUILDING NOTES											
FOP=[YR=1994] W1 UOP=[YR=1994] N2 W9 S2 E9 \$ W10 S2 W2 UOP=[YR=1994] N2 W13 S2 E13 \$ W14 S6 FUS=[YR=1994] S33 E6 S20 E21 N53 W27 \$ E27 N8 \$ PTR= W42 FOP=[YR=1994] W1 N2 W9 S2 W1 S2 W2 N2 W13 S2 W1 S6 BAS=[YR=1994] S34 FOP=[YR=1994] S5 E6 FGR=[YR=1994] S15 E21 N20 W9 FST=[YR=1994] N3 W5 N1 W7 S4 E12 \$ W12 S5 \$ N5 W6 \$ E6 N4 E7 S1 E5 S3 E9 N34 W27 \$ E27 N8 \$ E42 \$.											