

LOT 6 & PT SEC 14-2N-28E IN
OR 1955/1193
SEA WATCH #5 PBK 5/377

SRINAGESH PRASANNA/PATEL NIMI
8608 CENTRAL AVE
WAYCROSS, GA 31503

2023

00-SB-30-1944-0006-0000



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS												NASSAU COUNTY PROPERTY											
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1 8													
Exterior Wall	17	CB STUCCO 100	0320	11	2,678	162.7027	154.57	413,938	1994	1994	0	0	0	14.00	86.00	VALUATION SUMMARY												
Roof Structur	08	IRREGULAR 100	1 TOWNHOUSE - 0% - 0													Heated Area: 2240 HX Base Yr												
Roof Cover	10	WD SHINGLE 100														VALUATION BY												
Interior Wall	05	DRYWALL 100														STANDARD												
Interior Floo	14	CARPET 60														Tax Group: 8												
Interior Floo	11	CLAY TILE 40														Tax Dist:												
Air Condition	03	CENTRAL 100														BUILDING MARKET VALUE												
Heating Type	04	AIR DUCTED 100														TOTAL MARKET OB/XF VALUE												
Bedrooms	3	100														TOTAL LAND VALUE - MARKET												
Bathrooms	3.5	100														TOTAL MARKET VALUE												
Frame	02	WOOD FRAME 100														SOH/AGL Deduction												
Stories	2.	100														ASSESSED VALUE												
Units	0	100	TOTAL EXEMPTION VALUE																									
Quality			06	Quality Level 06																								
DOR CODE			0100	SINGLE FAMILY																								
MAP NUM			MKT AREA																									
NEIGHBORHOOD/LOC			3015.00																									
TOTALS			3,276	2,678	355,987																							
EXTRA FEATURES															4920 SEA WATCH DR, FERNANDINA BEACH													
BLD DATE															LGL DATE													
XF DATE															LAND DATE													
INC DATE															AG DATE													
L N	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	1994	1994	3	77	1,540												
2	0811	CONCRETE B	0	0	0	0	752.00	SF	5.20	5.20	100	1994	1994	3	70	2,737												
3	0825	BRICK	0	0	16	2	32.00	SF	12.50	12.50	100	1994	1994	3	91	364												
4	0825	BRICK	0	0	30	3	90.00	SF	12.50	12.50	100	1994	1994	3	91	1,024												
5	0855	CONC PAVER	0	0	0	0	564.00	SF	7.00	7.00	100	2005	2005	3	87	3,435												
6	1272	H-SHUTR MD	0	0	0	0	36.00	UT	133.00	133.00	100	2005	2005	3	27	1,293												
TOTAL OB/XF															10,393													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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																												