



BUILDING CHARACTERISTICS				MARKET ADJUSTMENTS												
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
Floor		1 100	1943100		0				1996	1996	100	100	0			
Recreation	POOL	POOL 100	1 CONDO - 0% - 0 SQFT=1889 HX Base Yr													
Location	END	END 100														
View	OCEAN	OCEAN 100														
Desirability	NORTH	FLAT NORTH 100														
Balcony	FOP/PATIO	FOP/PATIO 100														
Parking	ATT GARAGE	ATT GARAGE 100														
Bedrooms		3 100														
Bathrooms		3 100														
Oth Rooms		2 100														
Quality 04 Quality Level 04																
DOR CODE 0400 CONDOMINIUM																
MAP NUM MKT AREA 03																
NEIGHBORHOOD/LOC 3020.00																
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE												
TOTALS 0 0																
EXTRA FEATURES			5158 SEA CHASE DR, FERNANDINA BEACH													
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

NASSAU COUNTY PROPERTY				PAGE 1 of 1	8	
VALUATION SUMMARY						
VALUATION BY				STANDARD		
Tax Group: 8				Tax Dist:		
BUILDING MARKET VALUE				1,126,000		
TOTAL MARKET OB/XF VALUE				0		
TOTAL LAND VALUE - MARKET				0		
TOTAL MARKET VALUE				1,126,000		
SOH/AGL Deduction				183,410		
ASSESSED VALUE				942,590		
TOTAL EXEMPTION VALUE				0		
BASE TAXABLE VALUE				942,590		
TOTAL JUST VALUE				1,126,000		
NCON VALUE				0		
INCOME VALUE						
PREVIOUS YEAR MKT VALUE				1,015,000		
PERMIT NUM DESCRIPTION AMT ISSUED						
SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2263/0253	3/22/2019	WD	Q	I	01	862,500
GRANTOR: MCHUGH LIND & NEIL PE						
GRANTEE: PEYTON JAMES D & EM						
1648/0129	10/30/2009	WD	U	I	30	100
GRANTOR: MCHUGH NEIL R & LINDA						
GRANTEE: MCHUGH NEIL R & LIN						
BUILDING NOTES						
BUILDING DIMENSIONS						

LAND DESCRIPTION												TOTAL OB/XF												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV