UNIT 4E
IN OR 1979/784
SEA CHASE @ OCEAN VILLAGE

GARDNER HAROLD
5158 SEA CHASE DR #5
FERNANDINA BEACH, FL 32034

2023

00-SB-30-194D-004E-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Floor		2 100
Recreation	POOL	POOL 100
Location	END	END 100
View	OCEAN	OCEAN 100
Desirability	P/H SOUTH	P/H SOUTH 100
Balcony	FOP/PATIO	FOP/PATIO 100
Parking	ATT GARAGE	ATT GARAGE 100
Bedrooms		4 100
Bathrooms		4 100
Oth Rooms		2 100
User Defined	FIREPLACE	FIREPLACE 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	

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1943100		0				1996	1996	100	100	0		

1 CONDO – 100% - 2017 SQFT=2573 HX Base Yr 2017

BLD DATE
XF DATE
INC DATE
LGL DATE
LAND DATE
AG DATE

5158 SEA CHASE DR, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		1,460,000
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		0
TOTAL MARKET VALUE		1,460,000
SOH/AGL Deduction		493,659
ASSESSED VALUE		966,341
TOTAL EXEMPTION VALUE	HX HB WR	55,000
BASE TAXABLE VALUE		911,341
TOTAL JUST VALUE		1,460,000
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,320,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1979/0784	5/12/2015	WD	Q	I	02	1,075,000
GRANTOR: MACCLELLAN RYAN M & L						
GRANTEE: GARDNER HAROLD & BO						
1597/1649	12/18/2008	WD	Q	I		1,250,000
GRANTOR: OWENS DAVID L & SHAWN						
GRANTEE: MACCLELLAN RYAN M &						

BUILDING NOTES

BUILDING DIMENSIONS

EXTRA FEATURES

LN	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

LAND DESCRIPTION

TOTAL OB/XF 0

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 10/14/2021 BY JW Total Acres: 0.00 Total Land Value: 0 Market: 0 Agricultural: 0 Common: 0 PRINTED 08/02/2023 BY SYS