UNIT 7D
SEA CHASE @ OCEAN VILLAGE
OR 726/1589

ADAMS ANDREA M
5236 SEA CHASE DR UNIT 4
FERNANDINA BEACH, FL 32034

2023

00-SB-30-194D-007D-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Floor		2 100
Recreation	POOL	POOL 100
Location	END	END 100
View	OCEAN	OCEAN 100
Desirability	P/H NORTH	P/H NORTH 100
Balcony	FOP/PATIO	FOP/PATIO 100
Parking	ATT GARAGE	ATT GARAGE 100
Bedrooms		4 100
Bathrooms		4 100
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	

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 – 0% - 0 SQFT=2617 HX Base Yr

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

5236 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	8,000
ASSESSED VALUE	1,452,000
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,452,000
TOTAL JUST VALUE	1,460,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,320,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M015008	CHNGE SRVC	0	05/01/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2626/1261	3/21/2023	QC	U	I	11	100
GRANTOR: 4 PELICAN WATCH LLC						
GRANTEE: ADAMS ANDREA M						
2433/1190	2/12/2021	WD	U	I	11	100
GRANTOR: ADAMS ANDREA M						
GRANTEE: 4 PELICAN WATCH LLC						

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