

BLOCK 6 LOT 46
IN OR 1341/1422
AMERICAN BEACH SUB #1 PB 2/42

JSW LLC
5400 MURDOCK CT
VIRGINIA BEACH, VA 23464

2024

00-00-30-010A-0006-0460

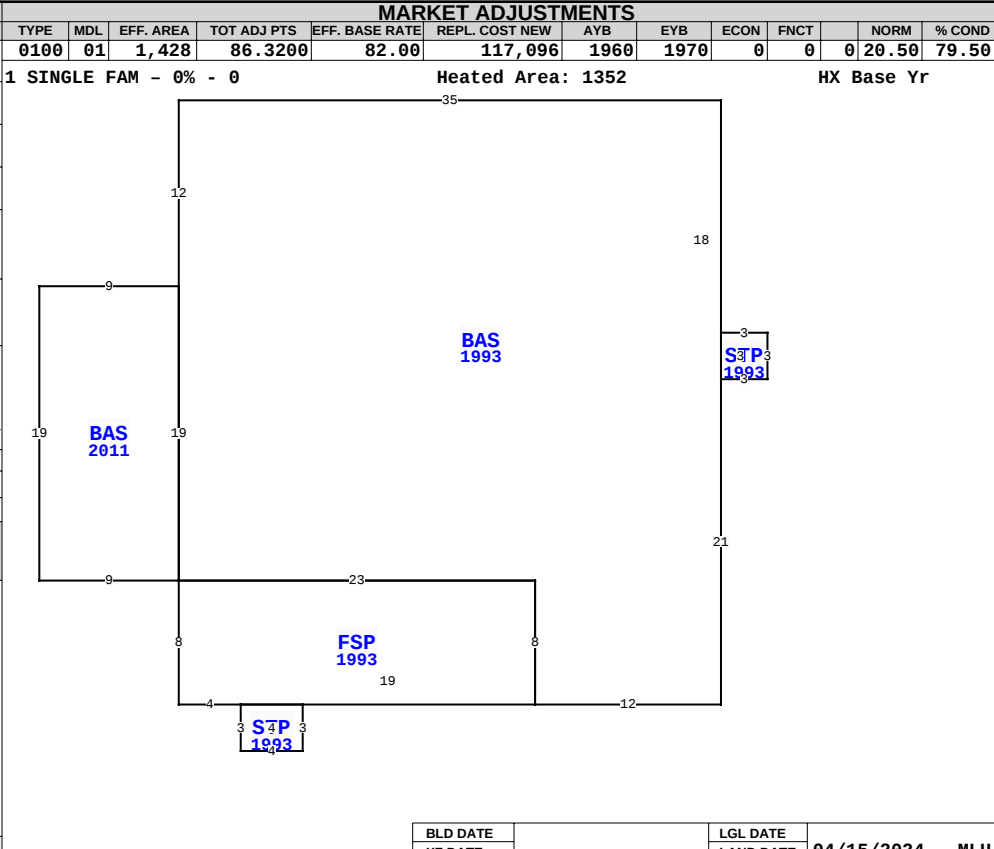


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	01	FLAT 100
Roof Cover	02	ROLL COMP 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	09	PINE WOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	05	DIST 1A 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 03
NEIGHBORHOOD/LOC	3038.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,181	100	1,181	76,989
BAS	171	100	171	11,147
FSP	184	40	74	4,824
STP	9	10	1	65
STP	12	10	1	65
TOTALS	1,557		1,428	93,091

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0479	VF PICKET	0	0	0	144.00	LF	10.00	10.00



5475 OCEAN BLVD, FERNANDINA BEACH									
BLD DATE									
XF DATE									
INC DATE									
LGL DATE									
LAND DATE									
AG DATE									
04/15/2024 MLU									

NASSAU COUNTY PROPERTY			
PAGE 1 of 1			
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 8	Tax Dist:		
BUILDING MARKET VALUE	93,091		
TOTAL MARKET OB/XF VALUE	922		
TOTAL LAND VALUE - MARKET	450,000		
TOTAL MARKET VALUE	544,013		
SOH/AGL Deduction	218,084		
ASSESSED VALUE	325,929		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	325,929		
TOTAL JUST VALUE	544,013		
NCON VALUE	0		
INCOME VALUE	0		
PREVIOUS YEAR MKT VALUE	464,665		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R002745	REPAIR/RRF	0	09/01/2000

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1341/1422	8/15/2005	QC U	I	06	
GRANTOR: SAWYER-WATSON BERNICE					
GRANTEE: JSW LLC					
1286/0597	1/07/2005	QC U	I	01	
GRANTOR: SAWYER WILLIAM B JR					
GRANTEE: SAWYER-WATSON BERNI					

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1993] W35 S12 BAS=[YR=2011] W9 S19 E9 FSP=[YR=1993] S8 E4 STP=[YR=1993] S3 E4 N3 W4\$ E19 N8 W23\$ N19\$ S19 E23 S8 E12 N21 STP=[YR=1993] E3 N3 W3 S3\$ N18\$.									

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	0		RSF-2	50.00	100.00	50.00