

LOT 1
IN OR 2088/593
OCEANSIDE #3 PBK 5/401

JAHN FRANCIS X III & MARY CLARE
4947 SEA WATCH DR
FERNANDINA BEACH, FL 32034

2024

00-SB-30-1522-0001-0000



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	16 WD FR STUC 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	12 MODULAR MT 100
Interior Wall	05 DRYWALL 90
Interior Wall	08 DECORATIVE 10
Interior Floo	14 CARPET 80
Interior Floo	11 CLAY TILE 20
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	3 100
Frame	02 WOOD FRAME 100
Stories	2. 2. 100
Units	0 100

Quality	03	Quality Level 03	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	3045.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,721	100	1,721	298,014
FGR	514	55	283	49,005
FOP	64	30	19	3,290
FOP	297	30	89	15,411
FUS	378	100	378	65,455
FUS	408	100	408	70,650
PTO	104	5	5	866
TOTALS	3,486		2,903	502,693

EXTRA FEATURES	
L N	OB/XF
1	0855
2	0855
3	0500

LAND DESCRIPTION	
L N	USE CODE
1	000100

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	11	2,903	135.0188	202.53	587,945	1994	1994	0	0	0 14.50	85.50
1 SFR CUST - 100% - 2021 Heated Area: 2507 HX Base Yr 2021											

TOTAL OB/XF	
8,555	

NASSAU COUNTY PROPERTY	
VALUATION SUMMARY	
VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	502,693
TOTAL MARKET OB/XF VALUE	8,555
TOTAL LAND VALUE - MARKET	400,000
TOTAL MARKET VALUE	911,248
SOH/AGL Deduction	369,289
ASSESSED VALUE	541,959
TOTAL EXEMPTION VALUE	50,000
BASE TAXABLE VALUE	491,959
TOTAL JUST VALUE	911,248
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	739,074

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1811921	MBR REMODEL	78,000	12/04/2018
B1802969	WINDOWS	40,800	03/21/2018
B9906144	ADDITION	31,000	06/01/1999

SALES DATA	
OFF RECORD Number	DATE
2088/0593	12/09/2016
GRANTOR: MURPHY SHELLEY	
GRANTEE: JAHN FRANCIS XAVIER	
2023/1560	1/15/2016
GRANTOR: WOOD MARSHALL E P/R	
GRANTEE: MURPHY SHELLEY	

BUILDING NOTES	
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BUILDING DIMENSIONS	
PTO=[YR=1994] W13 FOP=[YR=1994] N3 W27 BAS=[YR=1994] N3 W19 S29 FGR=[YR=1994] S22 E23 N22 W8 N2 W4 S2 W11\$ E11 N2 E4 S2 E8 S18 E4 S2 E6 N2 E4 FOP=[YR=1994] S2 E8 N5 W2 N4 W6 S7\$ N7 E6 S4 E4 S1 E8 N1 E4 N30 W40 N11\$ S11 E27 N8\$ S8 E13 N8 \$ PTR=E20 FUS=[YR=1999] E19 S27 W2 FUS=[YR=1994] S19 W2 S5 W8 N5 W2 N18 E2 N15 E8 S14 E2 \$ W2 N14 W8 S15 W7 N28 \$ W20 \$.	