LOT 5 INCL PROPERTY E OF LOT
TO OCEAN MEAN HIGH WATER LINE
IN OR 1398/694

CHU PETER C FAM DYNASTY TRUST/CHU PETER C TRUSTEE
4984 SEA WATCH DR
FERNANDINA BEACH, FL 32034

**2024**

**00-SB-30-1940-0005-0000**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

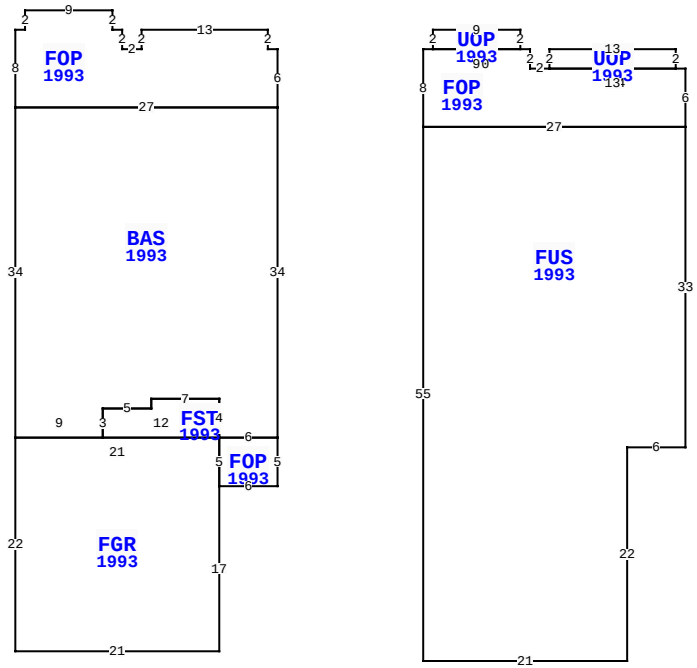
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 17 | CB STUCCO 100 |
| Roof Structur | 08 | IRREGULAR 100 |
| Roof Cover | 10 | WD SHINGLE 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 80 |
| Interior Floo | 11 | CLAY TILE 20 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 3.5 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 2. | 2. 100 |
| Units | | 0 100 |
| Quality | 06 | Quality Level 06 |
| DOR CODE | 0100 | SINGLE FAMILY |
| MAP NUM | | MKT AREA 03 |
| NEIGHBORHOOD/LOC | 3015.00 | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 875 | 100 | 875 | 111,147 |
| FGR | 462 | 55 | 254 | 32,264 |
| FOP | 30 | 30 | 9 | 1,143 |
| FOP | 184 | 30 | 55 | 6,986 |
| FOP | 228 | 30 | 68 | 8,638 |
| FST | 43 | 55 | 24 | 3,048 |
| FUS | 1,353 | 100 | 1,353 | 171,865 |
| UOP | 18 | 20 | 4 | 508 |
| UOP | 26 | 20 | 5 | 635 |
| TOTALS | 3,219 | | 2,647 | 336,234 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0320 | 11 | 2,647 | 159.1834 | 151.22 | 400,279 | 1991 | 1991 | 0 | 0 | 0 | 16.00 | 84.00 |

1 TOWNHOUSE - 100% - 2020 Heated Area: 2228 HX Base Yr 2020




4984 SEA WATCH DR, FERNANDINA BEACH

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 04/11/2024 MLU |
| INC DATE | | AG DATE | |

## VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 8 | Tax Dist: | |
| BUILDING MARKET VALUE | | 336,234 |
| TOTAL MARKET OB/XF VALUE | | 2,471 |
| TOTAL LAND VALUE - MARKET | | 1,100,000 |
| TOTAL MARKET VALUE | | 1,438,705 |
| SOH/AGL Deduction | | 493,508 |
| ASSESSED VALUE | | 945,197 |
| TOTAL EXEMPTION VALUE | HX HB | 50,000 |
| BASE TAXABLE VALUE | | 895,197 |
| TOTAL JUST VALUE | | 1,438,705 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 1,340,778 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| P1417319 | REMODEL | 0 | 04/01/2014 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2388/1917 | 8/10/2020 | WD | U | I | 11 | 100 |
| GRANTOR: CHU PETER C & LINDA W | | | | | | |
| GRANTEE: CHU PETER C FAMILY | | | | | | |
| 2318/1326 | 11/14/2019 | QC | U | I | 11 | 100 |
| GRANTOR: CHU PETER C | | | | | | |
| GRANTEE: CHU PETER C & LINDA | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

FOP=[YR=1993] W1 N2 W13 S2 W2 N2 W1 N2 W9 S2 W1 S8
BAS=[YR=1993] S34 FGR=[YR=1993] S22 E21 N17 FOP=[YR=1993] E6 N5 W6 FST=[YR=1993] N4 W7S1 W5 S3 E12$ S5$ N5 W21$ E9 N3 E5 N1 E7 S4 E6 N34 W27$ E27 N6$ PTR= E15 FOP=[YR=1993] E1 UOP=[YR=1993] N2 E9 S2 W9$ E10 S2 E2 UOP=[YR=1993] N2 E13 S2W13$ E14 S6 FUS=[YR=1993] S33 W6 S22 W21 N55 E27$ W27 N8$ W15$.

## 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1 | 0811 | CONCRETE B | 0 | 100 | 0 | 0 | 516.00 | SF | 5.20 | 5.20 | 100 | 1991 | 1991 | 3 | 62 | 1,664 | |
| 2 | 0858 | SCULP CONC | 0 | 100 | 17 | 2 | 34.00 | SF | 13.00 | 13.00 | 100 | 1991 | 1991 | 3 | 87 | 385 | |
| 3 | 0835 | QUARY TILE | 0 | 100 | 0 | 0 | 66.00 | SF | 10.00 | 10.00 | 100 | 1992 | 1992 | 3 | 64 | 422 | |

## LAND DESCRIPTION

TOTAL OB/XF 2,471

| 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1 | 000120 | C | SFR OCN FT | 100 | | PUD | 0.00 | 0.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 1,100,000.00 | 1,100,000.00 | 1,100,000 | | | | | | | |

REVIEW DATE 07/23/2019 BY DJA Total Acres: 0.00 Total Land Value: 1,100,000 Market: 0 Agricultural: 0 Common: 1,100,000 PRINTED 08/06/2024 BY SYS