

LOT 6 INCL PROPERTY E OF LOT
TO OCEAN MEAN HIGH WATER LINE
IN OR 1873/1837

SAMOLIS JOHN R & KATHLEEN M
4982 SEA WATCH DR
FERNANDINA BEACH, FL 32034

2024

00-SB-30-1940-0006-0000



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS												NASSAU COUNTY PROPERTY																					
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1																							
Exterior Wall	17	CB STUCCO 100	0320	11	2,582	159.1834	151.22	390,450	1991	1991	0	0	0	16.00	84.00	VALUATION SUMMARY																						
Roof Structur	08	IRREGULAR 100	1 TOWNHOUSE - 100% - 2003												Heated Area: 2186												HX Base Yr 2003											
Roof Cover	10	WD SHINGLE 100													VALUATION BY												STANDARD											
Interior Wall	05	DRYWALL 100													Tax Group: 8												Tax Dist:											
Interior Floo	14	CARPET 80													BUILDING MARKET VALUE												327,978											
Interior Floo	11	CLAY TILE 20													TOTAL MARKET OB/XF VALUE												2,403											
Air Condition	03	CENTRAL 100													TOTAL LAND VALUE - MARKET												1,100,000											
Heating Type	04	AIR DUCTED 100													TOTAL MARKET VALUE												1,430,381											
Bedrooms	3	100													SOH/AGL Deduction												622,177											
Bathrooms	3.5	100													ASSESSED VALUE												808,204											
Frame	02	WOOD FRAME 100													TOTAL EXEMPTION VALUE												HX HB 50,000											
Stories	2.	2. 100													BASE TAXABLE VALUE												758,204											
Units	0	100	TOTAL JUST VALUE												1,430,381																							
			NCON VALUE												0																							
			INCOME VALUE																																			
			PREVIOUS YEAR MKT VALUE												1,332,402																							
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	420	55	231	29,343																																		
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	1,311	100	1,311	166,529																																		
UOP	18	20	4	508																																		
UOP	26	20	5	635																																		
TOTALS	3,135		2,582	327,978																																		
EXTRA FEATURES					4982 SEA WATCH DR, FERNANDINA BEACH																																	
L N	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	626.00	SF	5.20	5.20	100	1991	1991	3	62	2,018																						
2	0858	SCULP CONC	0	100	17	2	34.00	SF	13.00	13.00	100	1991	1991	3	87	385																						
TOTAL OB/XF 2,403																																						
LAND DESCRIPTION																																						
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE																					
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																																						