LOT 7 INCL PROPERTY E OF LOT
TO OCEAN MEAN HIGH WATER LINE
IN OR 900/1212

BOSTWICK GREGORY L & BARBARA P
6480 TRUDY DR
FLOWERY BRANCH, GA 30542

2024

00-SB-30-1940-0007-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

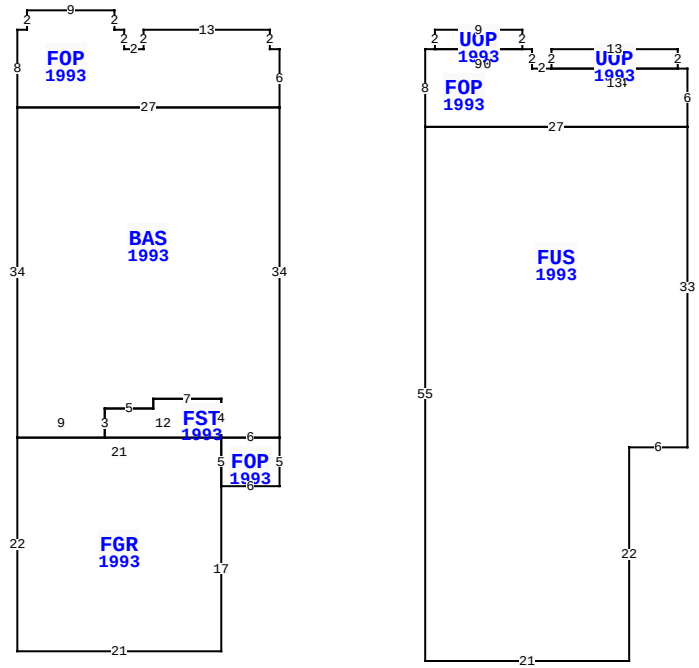
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 100
Roof Structur	08	IRREGULAR 100
Roof Cover	10	WD SHINGLE 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3.5 100
Frame	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 - 0% - 0 Heated Area: 2228 HX Base Yr



4980 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	3,803
TOTAL LAND VALUE - MARKET	1,100,000
TOTAL MARKET VALUE	1,440,037
SOH/AGL Deduction	282,583
ASSESSED VALUE	1,157,454
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,157,454
TOTAL JUST VALUE	1,440,037
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,342,148

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19011838	KITCH/BATH	30,000	11/13/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0900/1212	9/24/1999	WD	Q	I		675,000
GRANTOR: THURN STEVEN F & ANN						
GRANTEE: BOSTWICK GREGORY L						
0874/0146	3/11/1999	WD	Q	I		579,900
GRANTOR: PERKINS JAMES O & NAN						
GRANTEE: THURN STEVEN F & AN						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=1993] W1 N2 W13 S2W2N2W1N2W9 S2 W1 S8 BAS=[YR=1993] S34 FGR=[YR=1993] S22 E21 N17 FOP=[YR=1993] E6 N5 W6 FST=[YR=1993] N4 W7 S1 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 S2 W13$E14 S6 FUS=[YR=1993] S33 W6 S22 W21 N55 E27$ 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	0	0	0	626.00	SF	5.20	5.20	100	1991	1991	3	62	2,018	
2	0858	SCULP CONC	0	0	17	2	34.00	SF	13.00	13.00	100	1991	1991	3	87	385	
3	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	1991	1991	3	70	1,400	

LAND DESCRIPTION

TOTAL OB/XF 3,803

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	0		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