

LOT 1 INCL PROPERTY E OF LOT
TO OCEAN MEAN HIGH WATER LINE
IN OR 992/585

LOTT CLINTON L III & SHERYL S
C/O LOTT MANAGEMENT, 1002 N MADISON AVE
DOUGLAS, GA 31533

2024

00-SB-30-1941-0001-0000



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 60
Interior Floo	11	CLAY TILE 40
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	881	100	881	115,069
FGR	462	55	254	33,176
FOP	51	30	15	1,960
FOP	184	30	55	7,183
FOP	228	30	68	8,882
FST	24	55	13	1,698
FST	43	55	24	3,135
FUS	1,359	100	1,359	177,502
UOP	18	20	4	522
UOP	26	20	5	653
TOTALS	3,276		2,678	349,778

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0811	CONCRETE B	0	0	0	506.00	SF	5.20	5.20	100	1992
2	0858	SCULP CONC	0	0	0	133.00	SF	13.00	13.00	100	1992
3	0504	FP-ELECTRI	0	0	0	1.00	UT	2,000.00	2,000.00	100	1992

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000120	C	SFR OCN FT	0		PUD	0.00	0.00	1.00	LT	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0320	11	2,678	162.7027	154.57	413,938	1992	1992	0	0	15.50	84.50
1 TOWNHOUSE - 0% - 0											
Heated Area: 2240											
HX Base Yr											
4960 SEA WATCH DR, FERNANDINA BEACH											
BLD DATE XF DATE INC DATE											
LGL DATE LAND DATE AG DATE											
04/11/2024 MLU											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 8			Tax Dist:
BUILDING MARKET VALUE			349,778
TOTAL MARKET OB/XF VALUE			4,646
TOTAL LAND VALUE - MARKET			1,155,000
TOTAL MARKET VALUE			1,509,424
SOH/AGL Deduction			298,819
ASSESSED VALUE			1,210,605
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			1,210,605
TOTAL JUST VALUE			1,509,424
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			1,406,603

PERMIT NUM	DESCRIPTION	AMT	ISSUED
8171	NEW CONSTR	582,900	06/12/1992

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
0992/0585	6/15/2001	WD Q	I		
GRANTOR: PAPPALARDO JOSEPH A &					
GRANTEE: LOTT CLINTON L III					
0673/0816	1/07/1993	QC U	I	10	100
GRANTOR: PARC GROUP COMM ETAL					
GRANTEE: PAPPALARDO JOSEPH					

BUILDING NOTES											
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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 N19 FOP=[YR=1993] E9											
N11 FST=[YR=1993] N8 W3 S8 E3 \$ W3 S8 W6 S3 \$ N3											
FST=[YR=1993] N4 W7 S1 W5 S3 E12 \$ W21 \$ E9 N3 E5 N1 E7 S4 E6											
N22 E1 N6 W1 N6 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] S6 E1 S6 W1 S21 W6 S22 W21 N55 E27											
\$ W27 N8 \$ W15 \$.											

TOTAL OB/XF											
4,646											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000120	C	SFR OCN FT	0		PUD	0.00	0.00	1.00	LT	