

LOT 1
IN OR 2406/1231
INCL PROPERTY E OF LOT TO

CHAPIN JULIE G E TRUST/CHAPIN JULIE G E TRUSTEE
209 CORNWALL STREET NW
LEESBURG, VA 20176

2024

00-SB-30-1943-0001-0000



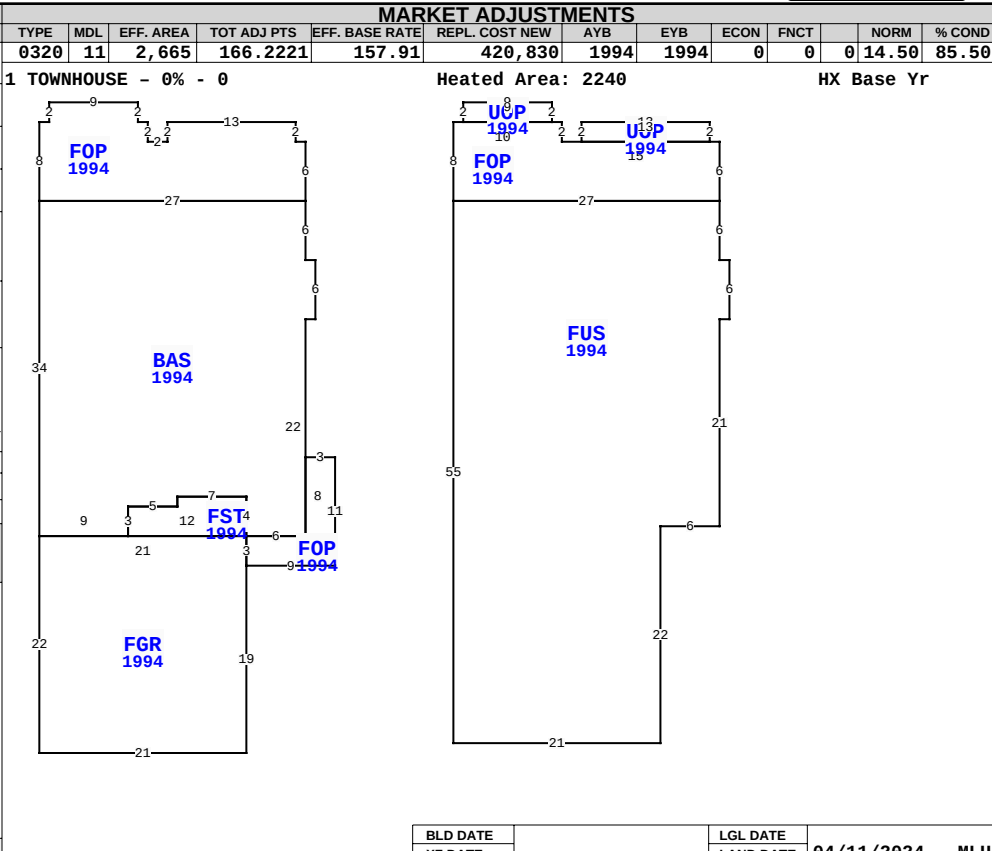
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 100
Roof Structure	08	IRREGULAR 100
Roof Cover	10	WD SHINGLE 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 60
Interior Floor	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	118,947
FGR	462	55	254	34,293
FOP	51	30	15	2,025
FOP	184	30	55	7,426
FOP	228	30	68	9,181
FST	43	55	24	3,240
FUS	1,359	100	1,359	183,483
UOP	18	20	4	540
UOP	26	20	5	675
TOTALS	3,252		2,665	359,810

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0811	CONCRETE B	0	0	0	0	722.00	SF	5.20	5.20	
2	0825	BRICK	0	0	16	2	32.00	SF	12.50	12.50	
3	0825	BRICK	0	0	30	4	120.00	SF	12.50	12.50	
4	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00	2,000.00	

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



4940 SEA WATCH DR, FERNANDINA BEACH	BLD DATE		LGL DATE	
	XF DATE		LAND DATE	
	INC 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			359,810
TOTAL MARKET OB/XF VALUE			5,783
TOTAL LAND VALUE - MARKET			1,155,000
TOTAL MARKET VALUE			1,520,593
SOH/AGL Deduction			338,288
ASSESSED VALUE			1,182,305
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			1,182,305
TOTAL JUST VALUE			1,520,593
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			1,417,811

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2406/1231	9/18/2019	WD	U	I	11
GRANTOR: CHAPIN STEPHEN R JR &					
GRANTEE: JULIE G E TR					
2320/0026	9/18/2019	WD	U	I	11
GRANTOR: CHAPIN STEPHEN R & JU					
GRANTEE: THE JULIE G E CHAPI					

BUILDING NOTES											
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BUILDING DIMENSIONS											
FOP=[YR=1994] W1 UOP=[YR=1994] N2 W13 S2 E13 \$ W15 N2 W1											
UOP=[YR=1994] N2 W9 S2 E9 \$ W10 S8 FUS=[YR=1994] S55 E21 N22											
E6 N21 E1 N6 W1 N6 W27 \$ E27 N6 \$ PTR= W42 FOP=[YR=1994] W1											
N2 W13 S2 W2 N2 W1 N2 W9 S2 W1 S8 BAS=[YR=1994] S34											
FGR=[YR=1994] S22 E21 N19 FOP=[YR=1994] E9 N11 W3 S8 W6 S3 \$											
N3 FST=[YR=1994] N4 W7 S1 W5 S3 E12 \$ W21 \$ E9 N3 E5 N1 E7 S4											
E6 N22 E1 N6 W1 N6 W27 \$ E27 N6 \$ E42 \$.											