

LOT 4 & PT GOVT LOT 1 OF
SEC 14-2N-28E IN OR 2311/601
SEA WATCH #4 @ SUMMBER BEACH

WEHRENBURG ALAN J & ELENA T
4934 SEA WATCH DR
FERNANDINA BEACH, FL 32034

2024

00-SB-30-1943-0004-0000



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	121,034
FGR	462	55	254	34,895
FOP	51	30	15	2,061
FOP	184	30	55	7,556
FOP	228	30	68	9,342
FST	43	55	24	3,297
FUS	1,359	100	1,359	186,702
UOP	18	20	4	550
UOP	26	20	5	687
TOTALS	3,252		2,665	366,122

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0811	CONCRETE B	0 100	0	0	526.00	SF	5.20	5.20
2	0825	BRICK	0 100	16	2	32.00	SF	12.50	12.50
3	0825	BRICK	0 100	30	4	120.00	SF	12.50	12.50
4	0504	FP-ELECTRI	0 100	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
1	000120	C	SFR OCN FT	100		PUD	0.00	0.00	1.00

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0320	11	2,665	166.2221	157.91	420,830	1994	1997	0	0	0 13.00	87.00
1 TOWNHOUSE - 100% - 2024											
Heated Area: 2240											
HX Base Yr 2024											

4934 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			366,122
TOTAL MARKET OB/XF VALUE			5,090
TOTAL LAND VALUE - MARKET			1,155,000
TOTAL MARKET VALUE			1,526,212
SOH/AGL Deduction			0
ASSESSED VALUE			1,526,212
TOTAL EXEMPTION VALUE			HX HB 50,000
BASE TAXABLE VALUE			1,476,212
TOTAL JUST VALUE			1,526,212
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			1,423,410

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B230015330		45,000	11/30/2023
B1226199	WINDOWS	14,955	07/01/2012
B25443	REPAIR/RRF	4,500	12/01/2011
B25129	REMODEL	2,395	09/01/2011
0320	NEW CONSTR	585,000	06/01/1993

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2594/1953	10/07/2022	WD	Q	I	01	1,775,000
GRANTOR: VAN DER KLOET MARK IV						
GRANTEE: WEHRENBURG ALAN JOH						
2311/0601	10/08/2019	WD	Q	I	01	1,100,000
GRANTOR: WETZEL RICHARD & STAT						
GRANTEE: VAN DER KLOET MARK						

BUILDING NOTES									
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BUILDING DIMENSIONS									
FOP=[YR=1994] W1 UOP=[YR=1994] N2 W9 S2 E9 \$ W10 S2 W2									
UOP=[YR=1994] N2 W13 S2 E13 \$ W14 S6 FUS=[YR=1994] S6 W1 S6									
E1 S21 E6 S22 E21 N55 W27 \$ E27 N8 \$ PTR= W42 FOP=[YR=1994]									
W1 N2 W9 S2 W1 S2 W2 N2 W13 S2 W1 S6 BAS=[YR=1994] S6 W1 S6									
E1 S14 FOP=[YR=1994] W3 S11 E9 FGR=[YR=1994] S19 E21 N22 W9									
FST=[YR=1994] N3 W5 N1 W7 S4 E12 \$ W12 S3 \$ N3 W6 N8 \$ S8 E6									
N4 E7 S1 E5 S3 E9 N34 W27 \$ E27 N8 \$ E42 \$.									

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000120	C	SFR OCN FT	100		PUD	0.00	0.00	1.00