

LOT 1  
INCL PROPERTY E OF LOT TO  
OCEAN MEAN HIGH WATERLINE

SCALLYWAG ENTERPRISES LLC  
36 OLD SOUTH SALEM ROAD  
RIDGEFIELD, CT 06877

2024

00-SB-30-1944-0001-0000



| 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           | 14 | CARPET 70      |
| Interior Floor           | 19 | MARBLE 30      |
| 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          | 122,728              |
| FGR       | 462              | 55          | 254          | 35,383               |
| FOP       | 54               | 30          | 16           | 2,229                |
| FOP       | 186              | 30          | 56           | 7,801                |
| FOP       | 228              | 30          | 68           | 9,473                |
| FST       | 43               | 55          | 24           | 3,343                |
| FUS       | 1,359            | 100         | 1,359        | 189,316              |
| UOP       | 18               | 20          | 4            | 557                  |
| UOP       | 26               | 20          | 5            | 697                  |
| TOTALS    | 3,257            |             | 2,667        | 371,527              |

| EXTRA FEATURES |            |             |     |     |    |   |        |    |          |                |       |
|----------------|------------|-------------|-----|-----|----|---|--------|----|----------|----------------|-------|
| L N            | OB/XF CODE | DESCRIPTION | BLD | CAP | L  | W | UNITS  | UT | Adj R    | ADJ UNIT PRICE | NOTES |
| 1              | 0504       | FP-ELECTRI  | 0   | 0   | 0  | 0 | 1.00   | UT | 2,000.00 | 2,000.00       |       |
| 2              | 0811       | CONCRETE B  | 0   | 0   | 0  | 0 | 504.00 | SF | 5.20     | 5.20           |       |
| 3              | 0825       | BRICK       | 0   | 0   | 29 | 3 | 87.00  | SF | 12.50    | 12.50          |       |
| 4              | 0825       | BRICK       | 0   | 0   | 16 | 2 | 32.00  | SF | 12.50    | 12.50          |       |
| 5              | 1272       | H-SHUTR MD  | 0   | 0   | 0  | 0 | 32.00  | UT | 133.00   | 133.00         |       |

| 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        |       |

| MARKET ADJUSTMENTS           |     |           |             |                |                |      |      |      |      |       |        |
|------------------------------|-----|-----------|-------------|----------------|----------------|------|------|------|------|-------|--------|
| TYPE                         | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB  | EYB  | ECON | FNCT | NORM  | % COND |
| 0320                         | 11  | 2,667     | 171.5011    | 162.93         | 434,534        | 1994 | 1994 | 0    | 0    | 14.50 | 85.50  |
| 1 TOWNHOUSE - 0% - 2023      |     |           |             |                |                |      |      |      |      |       |        |
| Heated Area: 2240 HX Base Yr |     |           |             |                |                |      |      |      |      |       |        |
|                              |     |           |             |                |                |      |      |      |      |       |        |

|                                     |  |  |  |            |  |           |  |
|-------------------------------------|--|--|--|------------|--|-----------|--|
| 4930 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     |  |  | 371,527     |
| TOTAL MARKET OB/XF VALUE  |  |  | 5,790       |
| TOTAL LAND VALUE - MARKET |  |  | 1,155,000   |
| TOTAL MARKET VALUE        |  |  | 1,532,317   |
| SOH/AGL Deduction         |  |  | 0           |
| ASSESSED VALUE            |  |  | 1,532,317   |
| TOTAL EXEMPTION VALUE     |  |  | 0           |
| BASE TAXABLE VALUE        |  |  | 1,532,317   |
| TOTAL JUST VALUE          |  |  | 1,532,317   |
| NCON VALUE                |  |  | 0           |
| INCOME VALUE              |  |  |             |
| PREVIOUS YEAR MKT VALUE   |  |  | 1,429,747   |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|------------|-------------|-----|--------|
|            |             |     |        |
|            |             |     |        |
|            |             |     |        |
|            |             |     |        |
|            |             |     |        |
|            |             |     |        |
|            |             |     |        |
|            |             |     |        |
|            |             |     |        |

| SALES DATA                     |            |           |     |     |        |            |
|--------------------------------|------------|-----------|-----|-----|--------|------------|
| OFF RECORD Number              | DATE       | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
| 2555/1290                      | 4/14/2022  | WD        | Q   | I   | 01     | 1,595,000  |
| GRANTOR: SCALZO RICHARD A & MA |            |           |     |     |        |            |
| GRANTEE: SCALLYWAG ENTERPRIS   |            |           |     |     |        |            |
| 2089/1973                      | 12/12/2016 | WD        | Q   | I   | 01     | 795,000    |
| GRANTOR: MURPHY SHELLY         |            |           |     |     |        |            |
| GRANTEE: SCALZO RICHARD A &    |            |           |     |     |        |            |

| BUILDING NOTES |  |  |  |  |  |  |  |  |  |  |  |
|----------------|--|--|--|--|--|--|--|--|--|--|--|
|----------------|--|--|--|--|--|--|--|--|--|--|--|

| BUILDING DIMENSIONS                                                                                                                                                                                                                                                                                                                                                                                                                  |  |  |  |  |  |  |  |  |  |  |  |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|--|--|--|--|--|--|--|--|--|
| FOP=[YR=1994] W1 UOP=[YR=1994] N2 W13 S2 E13 \$ W14 N2 W1<br>UOP=[YR=1994] N2 W9 S2 E9 \$ W11S8FUS=[YR=1994] S55 E21 N22 E6<br>N21 E1 N6 W1 N6 W27 \$ E27 N6 \$ PTR= W42 FOP=[YR=1994] W1 N2<br>W13 S2 W2 N2 W1 N2 W9 S2 W1 S8 BAS=[YR=1994] S34<br>FGR=[YR=1994] S22 E21 N19 FOP=[YR=1994] E9 N12 W3 S9 W6 S3 \$<br>N3 FST=[YR=1994] N4 W7 S1 W5 S3 E12 \$ W21 \$ E9 N3 E5 N1 E7 S4<br>E6 N22 E1 N6 W1 N6 W27 \$ E27 N6 \$ E42 \$ . |  |  |  |  |  |  |  |  |  |  |  |