LOT 3
INCL PROPERTY E OF LOT TO
OCEAN MEAN HIGH WATERLINE

MONTJOY WILLIAM W LVG TRUST/MONTJOY WILLIAM W TRUS
2755 PINEHURST
WESTON, FL 33332

2024

00-SB-30-1944-0003-0000

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 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

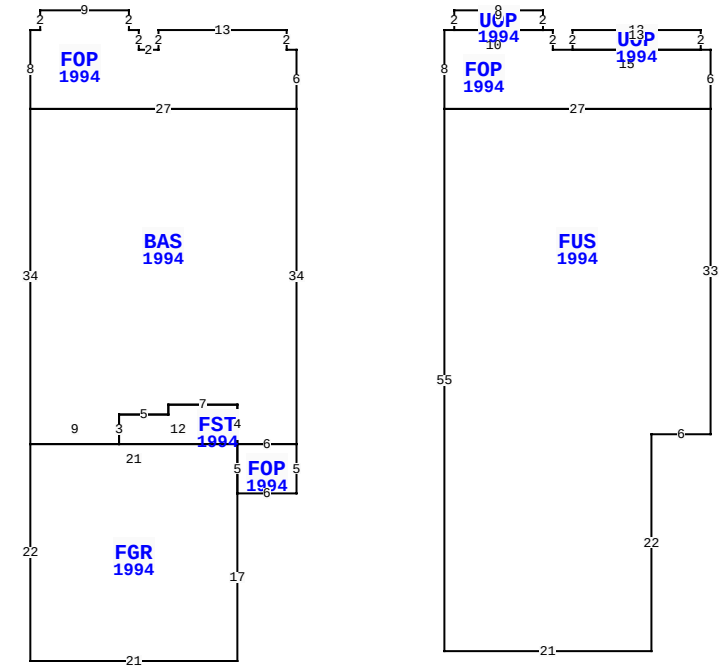
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	3015.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	875	100	875	115,638
FGR	462	55	254	33,568
FOP	30	30	9	1,189
FOP	184	30	55	7,268
FOP	228	30	68	8,987
FST	43	55	24	3,172
FUS	1,353	100	1,353	178,809
UOP	18	20	4	528
UOP	26	20	5	661
TOTALS	3,219		2,647	349,821

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	162.7027	154.57	409,147	1994	1994	0	0	0	14.50	85.50

1 TOWNHOUSE - 0% - 0 Heated Area: 2228 HX Base Yr



4926 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	349,821
TOTAL MARKET OB/XF VALUE	4,378
TOTAL LAND VALUE - MARKET	1,100,000
TOTAL MARKET VALUE	1,454,199
SOH/AGL Deduction	283,580
ASSESSED VALUE	1,170,619
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,170,619
TOTAL JUST VALUE	1,454,199
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,356,329

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2136/0280	7/24/2017	WD	U	I	11	100
GRANTOR: MONTJOY WILLIAM W						
GRANTEE: MONTJOY WILLIAM W L						
1587/0623	9/29/2008	WD	Q	I		1,055,000
GRANTOR: WEBB JACK K & CARLA I						
GRANTEE: MONTJOY WILLIAM W						

BUILDING NOTES

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 N33 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 N17 FOP=[YR=1994] E6 N5 W6 S5 $ N5 FST=[YR=1994] N4 W7 S1 W5 S3 E12 $ W21 $ E9 N3 E5 N1 E7 S4 E6 N34 W27 $ E27 N6 $ E42 $.

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	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	1994	1994	3	76	1,520	
2	0811	CONCRETE B	0	0	0	0	506.00	SF	5.20	5.20	100	1994	1994	3	68	1,789	
3	0825	BRICK	0	0	0	0	63.00	SF	12.50	12.50	100	1994	1994	3	90	709	
4	0825	BRICK	0	0	16	2	32.00	SF	12.50	12.50	100	1994	1994	3	90	360	

LAND DESCRIPTION

TOTAL OB/XF 4,378

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 07/22/2019 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