

LOT 5
INCL PROPERTY E OF LOT TO
OCEAN MEAN HIGH WATERLINE

PEART RAYMOND E & PAMELA KOCH
40 ESHELMAN RD
LANCASTER, PA 17601

2024

00-SB-30-1944-0005-0000



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	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

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	752.00	SF	5.20	5.20	
3	0825	BRICK	0	0	16	2	32.00	SF	12.50	12.50	
4	0825	BRICK	0	0	0	0	57.00	SF	12.50	12.50	

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	2,647	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											

BLD DATE				LGL DATE			
XF DATE				LAND DATE			
INC DATE				AG DATE			
4922 SEA WATCH DR, FERNANDINA BEACH				04/11/2024			
				MLU			

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 8			Tax Dist:
BUILDING MARKET VALUE			349,821
TOTAL MARKET OB/XF VALUE			5,180
TOTAL LAND VALUE - MARKET			1,100,000
TOTAL MARKET VALUE			1,455,001
SOH/AGL Deduction			21,313
ASSESSED VALUE			1,433,688
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			1,433,688
TOTAL JUST VALUE			1,455,001
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			1,357,155

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1225777	REMODEL	75,000	03/01/2012

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2520/1901	12/07/2021	QC	U	V	11
GRANTOR: D'ANGLELIS RAYMOND F					
GRANTEE: PEART RAYMOND E & P					
0910/1755	12/10/1999	QC	U	I	01
GRANTOR: ELGART EDWARD S & KAR					
GRANTEE: D'ANGELIS RAYMOND E					

BUILDING NOTES											
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BUILDING DIMENSIONS											
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 \$ PTR= E15 FOP=[YR=1994] E1											
UOP=[YR=1994] N2 E9 S2 W9 \$ E10 S2 E2 UOP=[YR=1994] N2 E13											
S2 W13 \$ E14 S6 FUS=[YR=1994] S33 W6 S22 W21 N55 E27 \$ W27 N8											
\$ W15 \$.											