BLOCK 6 LOT 46
IN OR 1341/1422
AMERICAN BEACH SUB #1 PB 2/42

JSW LLC
5400 MURDOCK CT
VIRGINIA BEACH, VA 23464

2025

00-00-30-010A-0006-0460

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	01	FLAT 100
Roof Cover	02	ROLL COMP 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	09	PINE WOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	05	DIST 1A 100
Occupancy	00	NONE 100

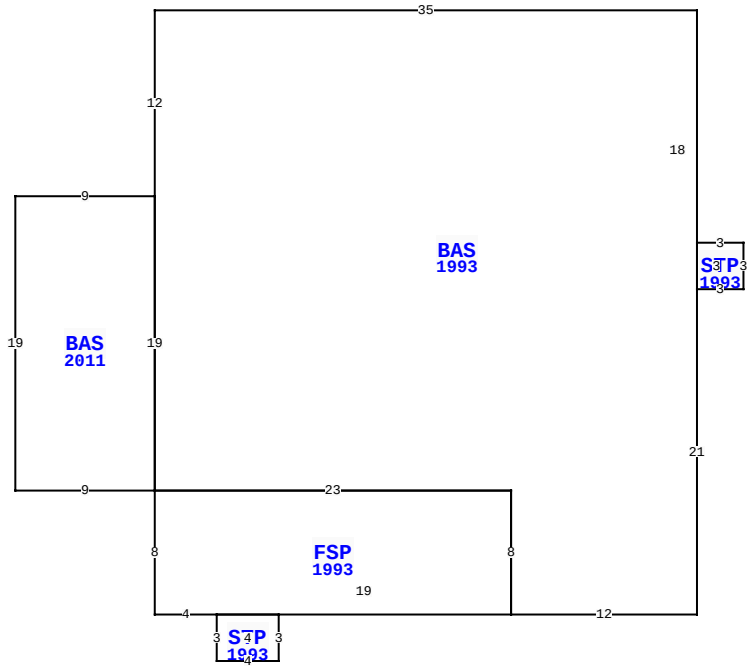
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 03
NEIGHBORHOOD/LOC	3038.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,181	100	1993	1,181	80,791
BAS	171	100	2011	171	11,698
FSP	184	40	1993	74	5,062
STP	9	10	1993	1	68
STP	12	10	1993	1	68
TOTALS	1,557			1,428	97,688

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,428	86.3200	86.32	123,265	1960	1970	0	0	0	20.75	79.25

1 SINGLE FAM – 0% - 0 Heated Area: 1352 HX Base Yr



5475 OCEAN BLVD, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/15/2024 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	97,688
TOTAL MARKET OB/XF VALUE	878
TOTAL LAND VALUE - MARKET	450,000
TOTAL MARKET VALUE	548,566
SOH/AGL Deduction	190,044
ASSESSED VALUE	358,522
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	358,522
TOTAL JUST VALUE	548,566
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	544,013

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R002745	REPAIR/RRF	0	09/01/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1341/1422	8/15/2005	QC	Q	I	06	100
GRANTOR: SAWYER-WATSON BERNICE						
GRANTEE: JSW LLC						
1286/0597	1/07/2005	QC	Q	I	01	100
GRANTOR: SAWYER WILLIAM B JR						
GRANTEE: SAWYER-WATSON BERNI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W35 S12 BAS=[YR=2011] W9 S19 E9 FSP=[YR=1993] S8 E4 STP=[YR=1993] S3 E4 N3 W4$ E19 N8 W23$ N19$ S19 E23 S8 E12 N21 STP=[YR=1993] E3 N3 W3 S3$ N18$.

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	0479	VF PICKET	0	0	0	0	144.00	LF	10.00	10.00	100	2004	2004	3	61	878	

LAND DESCRIPTION

TOTAL OB/XF 878

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	000100	C	RES	0		RSF-2	50.00	100.00	50.00	FF		1.00	1.00	1.00	9,000.00	9,000.00	450,000							

REVIEW DATE 04/17/2020 BY DJA Total Acres: 0.00 Total Land Value: 450,000 Market: 0 Agricultural: 0 Common: 450,000 PRINTED 07/30/2025 BY SYS