



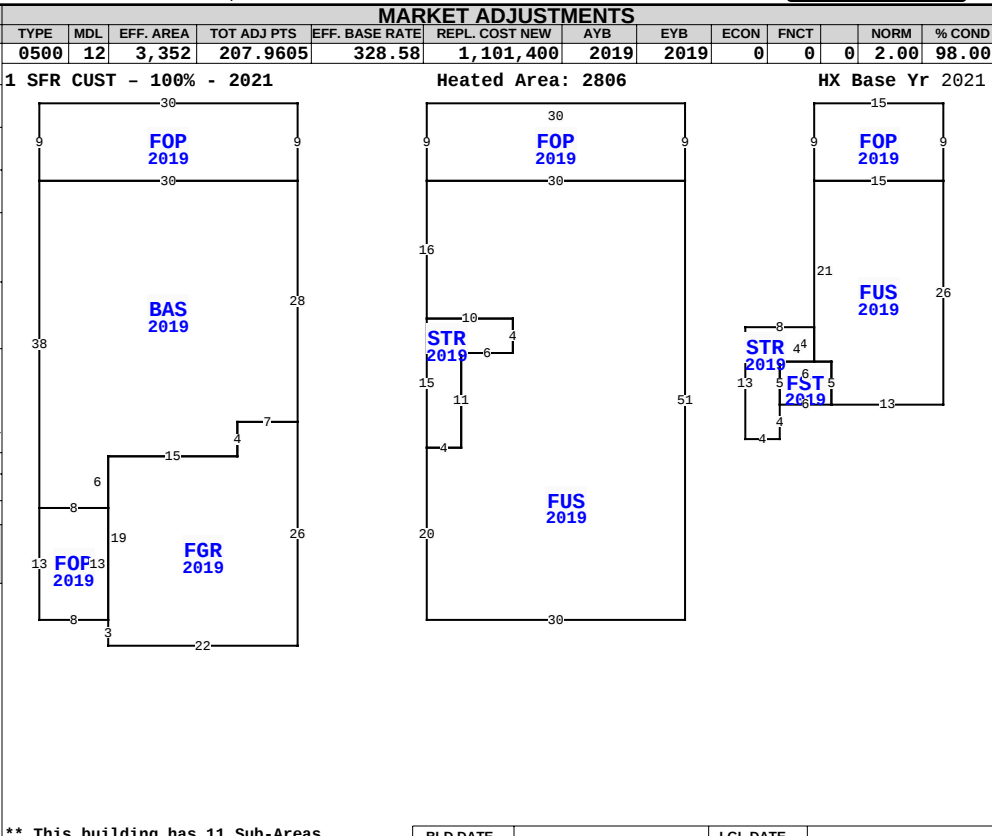
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	13	STAND SEAM 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	3.	3. 100
Units		0 100

Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1025.0100	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	980	100	2019	980	315,568
FGR	512	55	2019	282	90,807
FOP	104	30	2019	31	9,982
FOP	135	30	2019	40	12,880
FOP	270	30	2019	81	26,083
FOP	270	30	2019	81	26,083
FST	30	55	2019	16	5,152
FUS	380	100	2019	380	122,363
FUS	1,446	100	2019	1,446	465,624
STR	68	10	2019	7	2,254
TOTALS	4,279			3,352	1,079,372

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0855	CONC PAVER	0	100	0	0		541.00	SF 10.00
2	0855	CONC PAVER	0	100	0	0		40.00	SF 10.00
3	0409	ELEVATOR R	0	100	0	0		1.00	UT 10,200.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100		R-3	0.00	0.00	2.00



** This building has 11 Sub-Areas

556 SEA ISLAND DR, FERNANDINA BEACH

BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE
				03/20/2024	MLU

TOTAL OB/XF									
15,836									

NASSAU COUNTY PROPERTY			
PAGE 1 of 1			2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		1,079,372	
TOTAL MARKET OB/XF VALUE		15,836	
TOTAL LAND VALUE - MARKET		750,000	
TOTAL MARKET VALUE		1,845,208	
SOH/AGL Deduction		743,751	
ASSESSED VALUE		1,101,457	
TOTAL EXEMPTION VALUE		50,722	
BASE TAXABLE VALUE		1,050,735	
TOTAL JUST VALUE		1,845,208	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		1,416,696	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20182758	NEW CONSTR	381,000	08/08/2018

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
2719/983	6/13/2024	WD U	I	11	
GRANTOR: ANTHONY ROBERT & LIND					
GRANTEE: ANTHONY ROBERT B &					
2393/1546	9/15/2020	WD U	V	37	206,800
GRANTOR: NAUTICAL VIEW LLC					
GRANTEE: ANTHONY ROBERT & LI					

BUILDING NOTES									
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BUILDING DIMENSIONS									
FOP=[YR=2019] W30 S9 BAS=[YR=2019] S38 FOP=[YR=2019] S13 E8 FGR=[YR=2019] S3 E22 N26 W7 S4 W15 S19\$ N13 W8\$ E8 N6 E15 N4 E7 N28 W30\$ E30 N9\$ PTR=E15 FOP=[YR=2019] E30 S9 FUS=[YR=2019] S51 W30 N20 STR=[YR=2019] N15 E10 S4 W6 S11 W4\$ E4 N11 E6 N4 W10 N16 E30\$ W30 N9\$ W15 \$PTR=E60 FOP=[YR=2019] E15 S9 FUS=[YR=2019] S26 W13 FST=[YR=2019] W6 STR=[YR=2019] S4 W4 N13 E8 S4 W4 S5\$ N5 E6 S5\$ N5 W2 N21 E15\$ W15 N9\$ W60\$.									