



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	12	HARDWOOD 70
Interior Floor	13	LVT/LAMNT 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	0	0 100
Units	0	0 100
Occupancy	00	NONE 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
BAL	168	15	2022	25	7,509
BAS	518	100	2022	518	155,581
FGR	663	55	2022	365	109,628
FOP	72	30	2022	22	6,608
FOP	300	30	2022	90	27,031
FST	24	55	2022	13	3,904
FUS	1,076	100	2022	1,076	323,177
FUS	1,088	100	2022	1,088	326,782
STR	64	10	2022	6	1,802
STR	64	10	2022	6	1,802
TOTALS	4,637			3,329	999,868

EXTRA FEATURES		
L N	OB/XF CODE	DESCRIPTION

1	0855	CONC PAVER	0	100	0	0	548.00	SF	10.00	10.00	100	2022	2022	3	99	5,425	
2	0409	ELEVATOR R	0	100	0	0	1.00	UT	10,200.00	10,200.00	100	2022	2022	3	100	10,200	
3	0861	POOL GUNIT	0	100	0	0	306.00	SF	85.00	85.00	100	2022	2022	3	95	24,710	
4	0855	CONC PAVER	0	100	0	0	384.00	SF	10.00	10.00	100	2022	2022	3	99	3,802	
5	0871	POOL HTR R	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2022	2022	3	93	1,860	
6	0476	VF 6 SBPL	0	100	0	0	132.00	LF	32.00	32.00	100	2022	2022	3	98	4,140	
7	0470	VNYL GATE	0	100	0	0	2.00	UT	300.00	300.00	100	2022	2022	3	98	588	

LAND DESCRIPTION		
L N	USE CODE	CLS
1	000100	C

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	12	3,329	191.0490	301.86	1,004,892	2022	2022	0	0	0.50	99.50
1 SFR CUST - 100% - 2023											
Heated Area: 2682											
HX Base Yr 2023											
UOP 2022											
BAS 2022											
FST 2022											
STR 2022											
FUS 2022											
BAL 2022											
FGR 2022											

** This building has 12 Sub-Areas	BLD DATE	LGL DATE	03/20/2024	MLU
548 SEA ISLAND DR, FERNANDINA BEACH	XF DATE	LAND DATE		
	INC DATE	AG DATE		

TOTAL OB/XF											
50,725											

NASSAU COUNTY PROPERTY											
PAGE 1 of 1											
VALUATION SUMMARY											
STANDARD											
VALUATION BY											
Tax Group: 2											
Tax Dist:											
BUILDING MARKET VALUE											
999,868											
TOTAL MARKET OB/XF VALUE											
50,725											
TOTAL LAND VALUE - MARKET											
375,000											
TOTAL MARKET VALUE											
1,425,593											
SOH/AGL Deduction											
646,508											
ASSESSED VALUE											
779,085											
TOTAL EXEMPTION VALUE											
HX HB											
50,722											
BASE TAXABLE VALUE											
728,363											
TOTAL JUST VALUE											
1,425,593											
NCON VALUE											
0											
INCOME VALUE											
PREVIOUS YEAR MKT VALUE											
1,029,541											

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20211585	SWIM POOL	0	08/26/2021
20211047	NEW CONSTR	408,309	02/09/2021

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2423/1946	1/08/2021	WD	Q	V	01	220,000	
GRANTOR: NAUTICAL VIEW LLC & I							
GRANTEE: JENNINGS JOSHUA & H							

BUILDING NOTES											
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BUILDING DIMENSIONS											
UOP=[YR=2022] W30 S10 BAS=[YR=2022] S35 FOP=[YR=2022] S9 E8											
N2 FGR=[YR=2022] E22 N38 FST=[YR=2022] N4 W6 S4 E6\$ W6 N4 W3											
S12 W6 S7 W2 S4 D5 L5 S14\$ N7 W8\$ E8 N7 U5 R5 N4 E2 N7 E6											
N12 W21\$ E30 N10\$ PTR=E15 UOP=[YR=2022] E30 S10 FUS=[YR=2022]											
S38 BAL=[YR=2022] S6 W30 N6 E12 S2 E6 N2 E12\$ W12 S2 W6 N2											
W12 N14 STR=[YR=2022] N12 E8 S4 W4 S8 W4\$ E4 N8 E4 N4 W8 N12											
E30\$ W30 N10\$ E45 FOP=[YR=2022] E30 S10 FUS=[YR=2022] S38											
W30 N14 STR=[YR=2022] N12 E8 S4 W4 S8 W4\$ E4 N8 E4 N4 W8 N12											
E30\$ W30 N10\$ W60\$.											