

LOT 1
IN OR 2088/593
OCEANSIDE #3 PBK 5/401

JAHN FRANCIS X III & MARY CLARE
4947 SEA WATCH DR
FERNANDINA BEACH, FL 32034

2025

00-SB-30-1522-0001-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 90
Interior Wall	08	DECORATIVE 10
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	3	100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units	0	100

Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA
		03
NEIGHBORHOOD/LOC	3045.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,721	100	1994	1,721	324,357
FGR	514	55	1994	283	53,338
FOP	64	30	1994	19	3,581
FOP	297	30	1994	89	16,774
FUS	378	100	1994	378	71,242
FUS	408	100	1999	408	76,896
PTO	104	5	1994	5	943
TOTALS	3,486			2,903	547,130

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0855	CONC PAVER	0	100	0	917.00	SF	7.00	
2	0855	CONC PAVER	0	100	23	92.00	SF	7.00	
3	0500	FP-PRE FAB	0	100	0	1.00	UT	3,500.00	

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		PUD	0.00	0.00	1.00

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	11	2,903	140.3345	221.73	643,682	1994	1994	0	0	0 15.00	85.00
1 SFR CUST - 100% - 2021 Heated Area: 2507 HX Base Yr 2021											

4947 SEA WATCH DR, FERNANDINA BEACH									
BLD DATE XF DATE INC DATE									
LGL DATE LAND DATE AG DATE									
04/14/2025 MLU									

NASSAU COUNTY PROPERTY									
PAGE 1 of 1									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 8					Tax Dist:				
BUILDING MARKET VALUE					547,130				
TOTAL MARKET OB/XF VALUE					8,415				
TOTAL LAND VALUE - MARKET					500,000				
TOTAL MARKET VALUE					1,055,545				
SOH/AGL Deduction					497,869				
ASSESSED VALUE					557,676				
TOTAL EXEMPTION VALUE					50,722				
BASE TAXABLE VALUE					506,954				
TOTAL JUST VALUE					1,055,545				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					911,248				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1811921	MBR REMODEL	78,000	12/04/2018
B1802969	WINDOWS	40,800	03/21/2018
B9906144	ADDITION	31,000	06/01/1999

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2088/0593	12/09/2016	WD	Q	I	01	450,000	
GRANTOR: MURPHY SHELLY							
GRANTEE: JAHN FRANCIS XAVIER							
2023/1560	1/15/2016	PR	U	I	19	100	
GRANTOR: WOOD MARSHALL E P/R							
GRANTEE: MURPHY SHELLY							

BUILDING NOTES									
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BUILDING DIMENSIONS									
PTO=[YR=1994] W13 FOP=[YR=1994] N3 W27 BAS=[YR=1994] N3 W19 S29 FGR=[YR=1994] S22 E23 N22 W8 N2 W4 S2 W11\$ E11 N2 E4 S2 E8 S18 E4 S2 E6 N2 E4 FOP=[YR=1994] S2 E8 N5 W2 N4 W6 S7\$ N7 E6 S4 E4 S1 E8 N1 E4 N30 W40 N11\$ S11 E27 N8\$ S8 E13 N8 \$ PTR=E20 FUS=[YR=1999] E19 S27 W2 FUS=[YR=1994] S19 W2 S5 W8 N5 W2 N18 E2 N15 E8 S14 E2 \$ W2 N14 W8 S15 W7 N28 \$ W20 \$.									