LOT 1 & INCL PROPERTY E OF LOT
TO OCEAN MEAN HIGH WATER LINE
IN OR 2696/822

KERINS REVOCABLE TRUST/KERINS BRIAN R CO-TRUSTEE
4992 SEA WATCH DRIVE
FERNANDINA BEACH, FL 32034

2025

00-SB-30-1940-0001-0000

NASSAU COUNTY PROPERTY

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	11	CLAY TILE 50
Interior Floo	14	CARPET 50
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

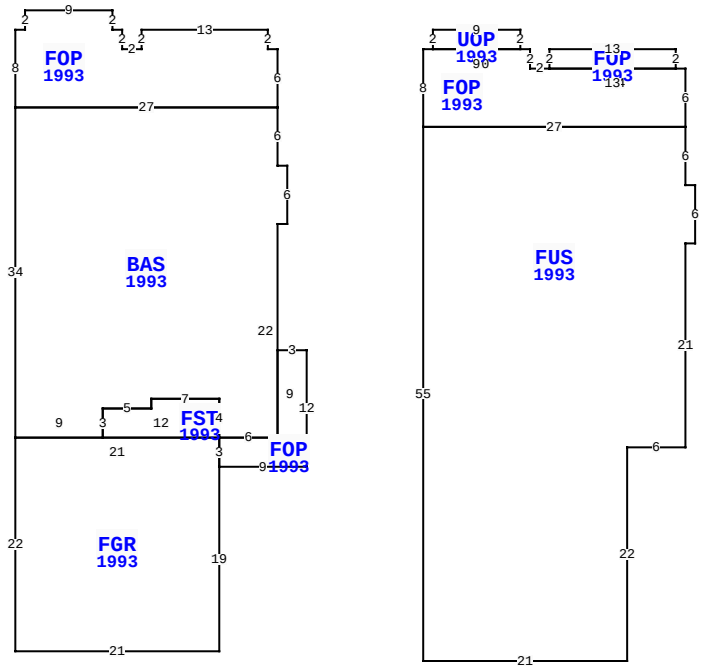
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 03
NEIGHBORHOOD/LOC 3015.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	881	100	1993	881	120,982
FGR	462	55	1993	254	34,880
FOP	26	30	1993	8	1,099
FOP	54	30	1993	16	2,197
FOP	184	30	1993	55	7,553
FOP	228	30	1993	68	9,338
FST	43	55	1993	24	3,296
FUS	1,359	100	1993	1,359	186,623
UOP	18	20	1993	4	549
TOTALS	3,255			2,669	366,518

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0320	11	2,669	164.4624	164.46	438,944	1991	1991	0	0	0	16.50	83.50

1 TOWNHOUSE - 100% - 2015 Heated Area: 2240 HX Base Yr 2015



4992 SEA WATCH DR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/11/2024 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		366,518
TOTAL MARKET OB/XF VALUE		3,249
TOTAL LAND VALUE - MARKET		1,155,000
TOTAL MARKET VALUE		1,524,767
SOH/AGL Deduction		646,914
ASSESSED VALUE		877,853
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		827,131
TOTAL JUST VALUE		1,524,767
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,508,619

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2696/822	2/26/2024	WD	U	I	11	100
GRANTOR: KERINS BRIAN R & DIAN						
GRANTEE: KERINS REVOCABLE TR						
1882/0066	9/27/2013	WD	Q	I	02	775,000
GRANTOR: NELSON FRANKLIN E & J						
GRANTEE: KERINS BRIAN R & DI						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=1993] W1 N2 W13 S2 W2 N2 W1 N2 W9 S2 W1 S8
BAS=[YR=1993] S34 FGR=[YR=1993] S22 E21 N19 FOP=[YR=1993] E9
N12 W3 S9 W6 FST=[YR=1993] N4 W7 S1 W5 S3 E12$ S3$ N3W21$ E9
N3 E5 N1 E7 S4 E6 N22 E1 N6 W1 N6 W27$ E27 N6$ PTR= E15
FOP=[YR=1993] E1 UOP=[YR=1993] N2 E9 S2 W9$ E10 S2 E2
FOP=[YR=1993] N2 E13 S2 W13$ E14 S6FUS=[YR=1993] S6 E1 S6 W1
S21 W6 S22 W21 N55 E27$ W27 N8$ W15$.

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	0811	CONCRETE B	0	100	0	0	508.00	SF	5.20	5.20	100	1991	1991	3	59.5	1,572	
2	0858	SCULP CONC	0	100	0	0	150.00	SF	13.00	13.00	100	1991	1991	3	86	1,677	

LAND DESCRIPTION

TOTAL OB/XF 3,249

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	000120	C	RES OCEAN	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.05	1,100,000.00	1,155,000.00	1,155,000							

REVIEW DATE 07/23/2019 BY DJA Total Acres: 0.00 Total Land Value: 1,155,000 Market: 0 Agricultural: 0 Common: 1,155,000 PRINTED 07/30/2025 BY SYS