LOT 2 INCL PROPERTY E OF LOT
TO OCEAN MEAN HIGH WATER LINE
SEA WATCH #1 PB 5/318

ZJJ FARMS LLC
PO BOX 630
ALMA, GA 31510

2025

00-SB-30-1940-0002-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

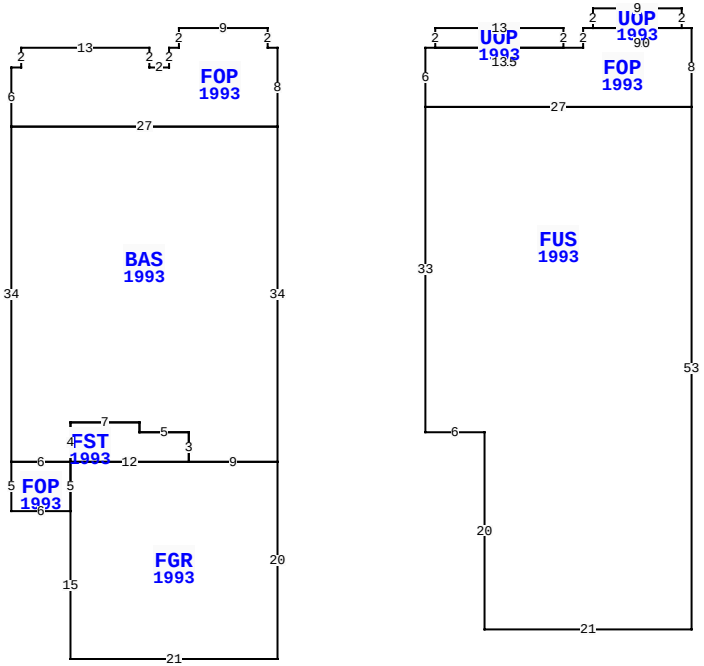
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 100
Roof Structur	08	IRREGULAR 100
Roof Cover	10	WD SHINGLE 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3.5 100
Frame	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	875	100	1993	875	116,301
FGR	420	55	1993	231	30,704
FOP	30	30	1993	9	1,197
FOP	184	30	1993	55	7,310
FOP	228	30	1993	68	9,038
FST	43	55	1993	24	3,190
FUS	1,311	100	1993	1,311	174,252
UOP	18	20	1993	4	532
UOP	26	20	1993	5	665
TOTALS	3,135			2,582	343,188

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0320	11	2,582	159.1834	159.18	411,003	1991	1991	0	0	0	16.50	83.50

1 TOWNHOUSE - 0% - 2025 Heated Area: 2186 HX Base Yr



4990 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	343,188
TOTAL MARKET OB/XF VALUE	2,568
TOTAL LAND VALUE - MARKET	1,100,000
TOTAL MARKET VALUE	1,445,756
SOH/AGL Deduction	0
ASSESSED VALUE	1,445,756
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,445,756
TOTAL JUST VALUE	1,445,756
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,430,644

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2758/308	12/22/2024	WD	U	I	11	100
GRANTOR: JOHNSON ZACKARY M JR						
GRANTEE: ZJJ FARMS LLC						
1012/1290	10/11/2001	WD	Q	I		690,000
GRANTOR: BARTON JOE & HELEN						
GRANTEE: JOHNSON ZACKARY M J						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=1993] W1 N2 W9 S2 W1 S2 W2 N2 W13 S2 W1 S6
BAS=[YR=1993] S34 FOP=[YR=1993] S5 E6 FGR=[YR=1993] S15 E21
N20 W9 FST=[YR=1993] N3 W5 N1 W7 S4 E12$ W12 S5$ N5 W6$ E6 N4
E7 S1 E5 S3 E9 N34 W27$ E27 N8$ PTR=E15 FOP=[YR=1993] E1
UOP=[YR=1993] N2 E13 S2 W13$ E15 N2 E1 UOP=[YR=1993] N2 E9
S2 W9$ E10 S8 FUS=[YR=1993] S53 W21 N20 W6 N33 E27$ W27 N6 $
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	0	0	0	567.00	SF	5.20	5.20	100	1991	1991	3	59.5	1,754	
2	0858	SCULP CONC	0	0	17	2	34.00	SF	13.00	13.00	100	1991	1991	3	86	380	
3	0835	QUARY TILE	0	0	0	0	73.00	SF	10.00	10.00	100	1991	1991	3	59.5	434	

LAND DESCRIPTION

TOTAL OB/XF 2,568

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	0		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	1,100,000.00	1,100,000.00	1,100,000							

REVIEW DATE 07/23/2019 BY DJA Total Acres: 0.00 Total Land Value: 1,100,000 Market: 0 Agricultural: 0 Common: 1,100,000 PRINTED 07/30/2025 BY SYS