LOT 4 INCL PROPERTY E OF LOT
TO OCEAN MEAN HIGH WATER LINE
SEA WATCH #1 PB 5/318

WALDRON B GENE & DEANA K
1856 MCKINNON RD
DOUGLAS, GA 31535

2025

00-SB-30-1940-0004-0000

BUILDING CHARACTERISTICS

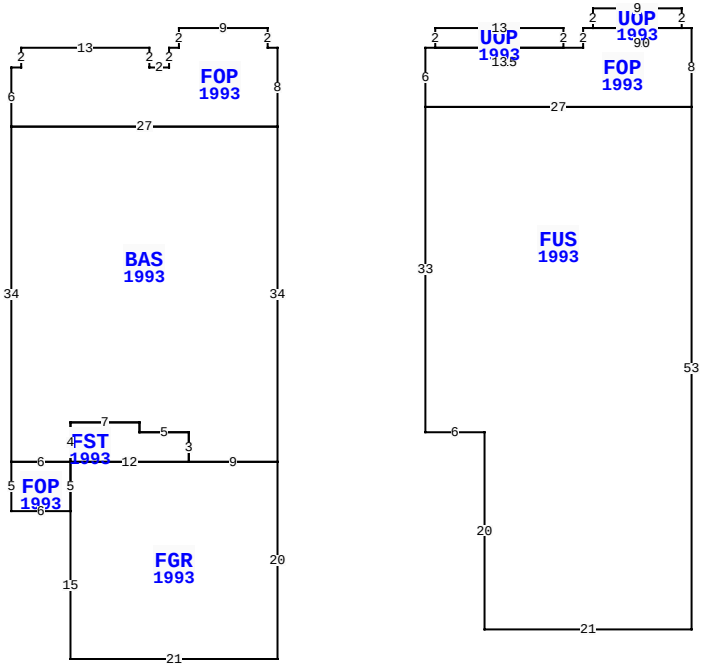
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 100
Roof Structur	08	IRREGULAR 100
Roof Cover	10	WD SHINGLE 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3.5 100
Frame	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 - 100% - 2022 Heated Area: 2186 HX Base Yr 2022



4986 SEA WATCH DR, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		343,188
TOTAL MARKET OB/XF VALUE		2,566
TOTAL LAND VALUE - MARKET		1,100,000
TOTAL MARKET VALUE		1,445,754
SOH/AGL Deduction		181,275
ASSESSED VALUE		1,264,479
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		1,213,757
TOTAL JUST VALUE		1,445,754
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,430,635

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2789/1323	5/22/2025	WD	Q	I	01	1,850,000
GRANTOR: SCHROER MARILYN & JAM						
GRANTEE: WALDRON B GENE & DE						
2467/0566	6/03/2021	WD	Q	I	01	1,385,000
GRANTOR: LONG GARY E & JANICE						
GRANTEE: SCHROER MARILYN & 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 N1W7 S4 E12$ W12 S5$ N5 W6$ E6 N4
E7 S1 E5 S3 E9 N34 W27$ E27N8$ PTR=E15 FOP=[YR=1993] E1
UOP=[YR=1993] N2 E13 S2 W13$ E15 N2 E1 UOP=[YR=1993] N2 E9
S2W9$ 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	100	0	0	550.00	SF	5.20	5.20	100	1991	1991	3	59.5	1,702	
2	0858	SCULP CONC	0	100	17	2	34.00	SF	13.00	13.00	100	1991	1991	3	86	380	
3	0835	QUARY TILE	0	100	0	0	78.00	SF	10.00	10.00	100	1992	1992	3	62	484	

LAND DESCRIPTION

TOTAL OB/XF 2,566

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	1.00	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