

LOT 6 INCL PROPERTY E OF LOT  
TO OCEAN MEAN HIGH WATER LINE  
IN OR 1873/1837

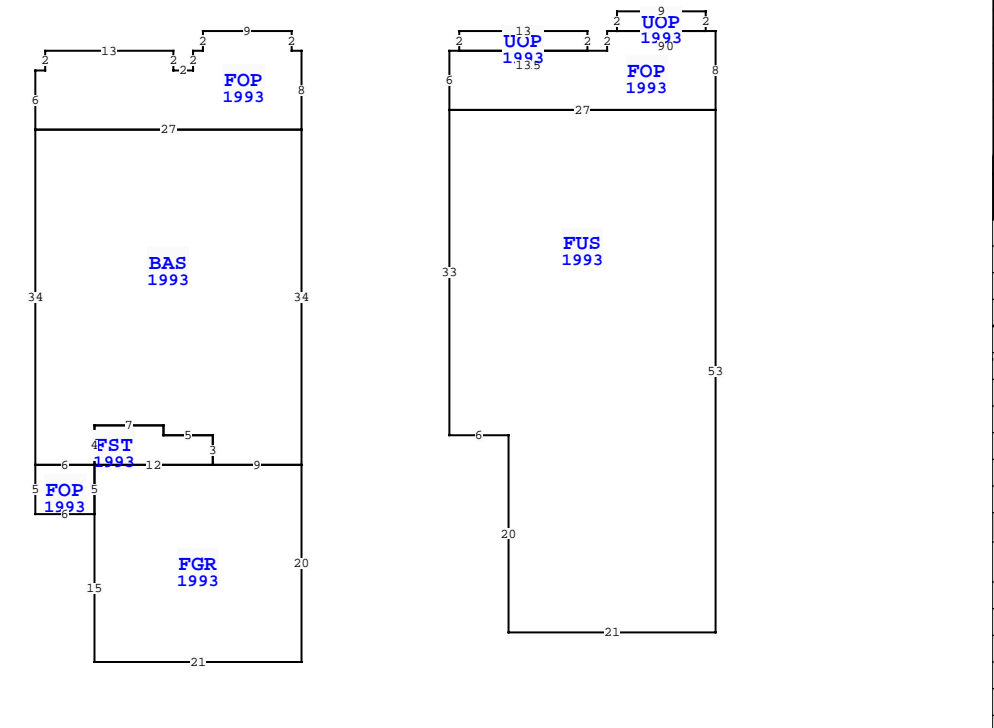
SAMOLIS JOHN R & KATHLEEN M  
4982 SEA WATCH DR  
FERNANDINA BEACH, FL 32034

**2025**

00-SB-30-1940-0006-0000

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 Floor	14	CARPET 80
Interior Floor	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

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	TOWNHOUSE	- 100%	- 2003		411,003	1991	1991	0	0	0	16.50	83.50



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

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 8	Tax Dist:		
BUILDING MARKET VALUE			343,188
TOTAL MARKET OB/XF VALUE			2,317
TOTAL LAND VALUE - MARKET			1,100,000
TOTAL MARKET VALUE			1,445,505
SOH/AGL Deduction			613,863
ASSESSED VALUE			831,642
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			780,920
TOTAL JUST VALUE			1,445,505
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			1,430,381

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1873/1837	8/20/2013	WD	U	I	30	100
GRANTOR: SAMOLIS JOHN RICHARD						
GRANTEE: SAMOLIS JOHN R & KA						
1583/0640	9/02/2008	WD	Q	I	01	100
GRANTOR: SAMOLIS JOHN R & KATH						
GRANTEE: SAMOLIS JOHN RICHAR						

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																
L N	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	626.00	SF	5.20	5.20	100	1991	1991	3	59.5	1,937	
2	0858	SCULP CONC	0	100	17	34.00	SF	13.00	13.00	100	1991	1991	3	86	380	

LAND DESCRIPTION																								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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							