LOT 8 INCL PROPERTY E OF LOT
TO OCEAN MEAN HIGH WATER LINE
IN OR 2392/252

BRYANT JONATHAN M & MIRIAM M
4978 SEA WATCH DR
FERNANDINA BEACH, FL 32034

2025

00-SB-30-1940-0008-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

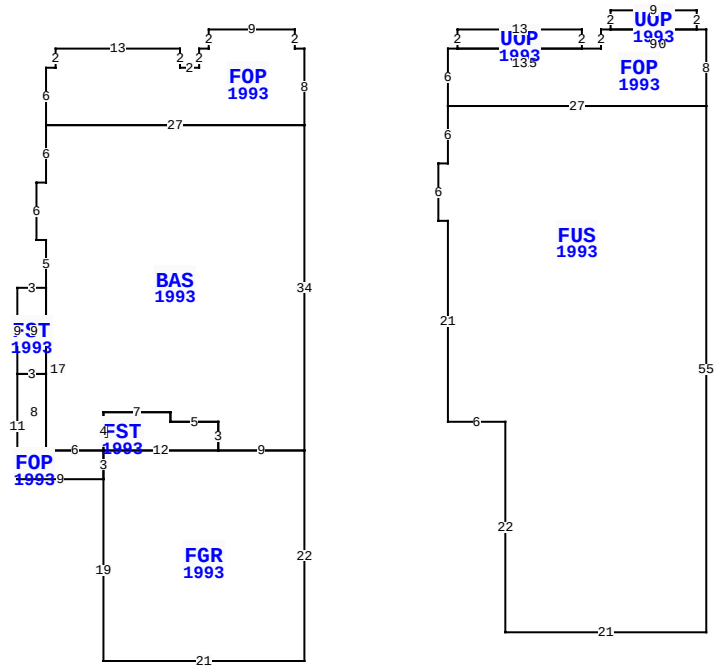
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 100
Roof Structur	08	IRREGULAR 100
Roof Cover	10	WD SHINGLE 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3.5 100
Frame	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	118,393
FGR	462	55	1993	254	34,134
FOP	51	30	1993	15	2,016
FOP	184	30	1993	55	7,391
FOP	228	30	1993	68	9,138
FST	27	55	1993	15	2,016
FST	43	55	1993	24	3,226
FUS	1,359	100	1993	1,359	182,629
UOP	18	20	1993	4	538
UOP	26	20	1993	5	672
TOTALS	3,279			2,680	360,151

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0320	11	2,680	160.9430	160.94	431,319	1991	1991	0	0	0	16.50	83.50

1 TOWNHOUSE - 100% - 2021 Heated Area: 2240 HX Base Yr 2021



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

4978 SEA WATCH DR, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		360,151
TOTAL MARKET OB/XF VALUE		4,629
TOTAL LAND VALUE - MARKET		1,155,000
TOTAL MARKET VALUE		1,519,780
SOH/AGL Deduction		500,605
ASSESSED VALUE		1,019,175
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		968,453
TOTAL JUST VALUE		1,519,780
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,503,969

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1633198	REMODEL	18,000	10/01/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2392/0252	9/09/2020	QC	U	I	11	100
GRANTOR: SECOND WIND VENTURES						
GRANTEE: BRYANT JONATHAN M &						
1037/0333	2/13/2002	WD	Q	I		765,000
GRANTOR: VALENTINO NORBERT L &						
GRANTEE: SECOND WIND VENTURE						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=1993] W1 N2 W9 S2 W1 S2 W2 N2 W13 S2 W1 S6
BAS=[YR=1993] S6 W1 S6 E1 S5 FST=[YR=1993] W3 S9
FOP=[YR=1993] S11 E9 FGR=[YR=1993] S19 E21 N22 W9
FST=[YR=1993] N3 W5 N1 W7S4 E12$ W12 S3$ N3 W6 N8 W3$ E3 N9$
S17 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] S55 W21 N22
W6 N21 W1 N6 E1 N6 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	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1991	1991	3	68	1,360	
2	0811	CONCRETE B	0	100	0	0	569.00	SF	5.20	5.20	100	1991	1991	3	59.5	1,760	
3	0858	SCULP CONC	0	100	0	0	135.00	SF	13.00	13.00	100	1991	1991	3	86	1,509	

LAND DESCRIPTION

TOTAL OB/XF 4,629

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