LOT 9 INCL PROPERTY E OF LOT
TO OCEAN MEAN HIGH WATER LINE
OR 2142/723

PATHWAYS REAL ESTATE SERVIES
6025 WINTERTHUR DR
ATLANTA, GA 30328

2025

00-SB-30-1940-0009-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

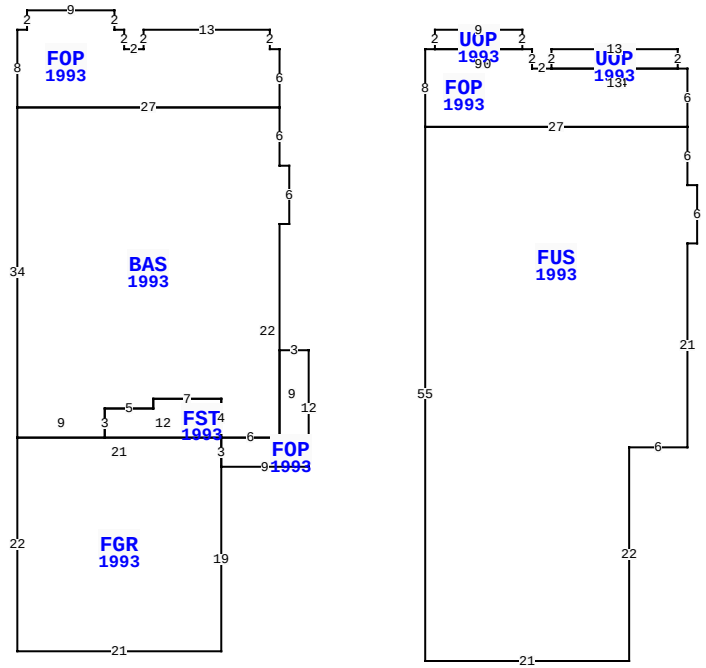
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 100
Roof Structur	08	IRREGULAR 100
Roof Cover	10	WD SHINGLE 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3.5 100
Frame	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	119,102
FGR	462	55	1993	254	34,338
FOP	54	30	1993	16	2,163
FOP	184	30	1993	55	7,436
FOP	228	30	1993	68	9,193
FST	43	55	1993	24	3,245
FUS	1,359	100	1993	1,359	183,722
UOP	18	20	1993	4	541
UOP	26	20	1993	5	676
TOTALS	3,255			2,666	360,415

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0320	11	2,666	160.9430	160.94	429,066	1992	1992	0	0	0	16.00	84.00

1 TOWNHOUSE - 0% - 0 Heated Area: 2240 HX Base Yr



4974 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	360,415
TOTAL MARKET OB/XF VALUE	3,200
TOTAL LAND VALUE - MARKET	1,155,000
TOTAL MARKET VALUE	1,518,615
SOH/AGL Deduction	196,546
ASSESSED VALUE	1,322,069
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,322,069
TOTAL JUST VALUE	1,518,615
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,502,721

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B24289	REPAIR/RRF	3,500	01/01/2011
7487	NEW CONSTR	818,947	08/27/1991

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2142/0723	8/17/2017	QC	U	I	11	100
GRANTOR: SCHULZE HORST H & SHE						
GRANTEE: PATHWAYS REAL ESTAT						
2142/0720	8/17/2017	QC	U	I	11	100
GRANTOR: SCHULZE HORST H						
GRANTEE: SCHULZE HORST H & S						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=1993] W1N2W13 S2W2N2W1N2W9 S2W1S8 BAS=[YR=1993] S34 FGR=[YR=1993] S22 E21 N19 FOP=[YR=1993] E9 N12 W3 S9W6 S3 $ N3 FST=[YR=1993] N4 W7S1W5S3E12 $ W21 $E9 N3E5N1E7S4E6 N22E1 N6 W1N6W27 $ E27 N6 $ PTR= E15 FOP=[YR=1993] E1UOP=[YR=1993] N2 E9 S2 W9$ E10 S2 E2 UOP=[YR=1993] N2E13S2 W13 $E14 S6 FUS=[YR=1993] S6 E1 S6 W1 S21W6 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	0858	SCULP CONC	0	0	0	0	131.00	SF	13.00	13.00	100	1992	1992	3	87	1,482	
2	0811	CONCRETE B	0	0	0	0	533.00	SF	5.20	5.20	100	1992	1992	3	62	1,718	

LAND DESCRIPTION

TOTAL OB/XF 3,200

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	1.05	1,100,000.00	1,155,000.00	1,155,000							

REVIEW DATE 07/22/2019 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