LOT 13 INCL PROPERTY E OF LOT
TO OCEAN MEAN HIGH WATER LINE
IN OR 1696/1809

JONES PATRICK C & KARA
PO BOX 2266
WAYCROSS, GA 31502

2025

00-SB-30-1940-0013-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

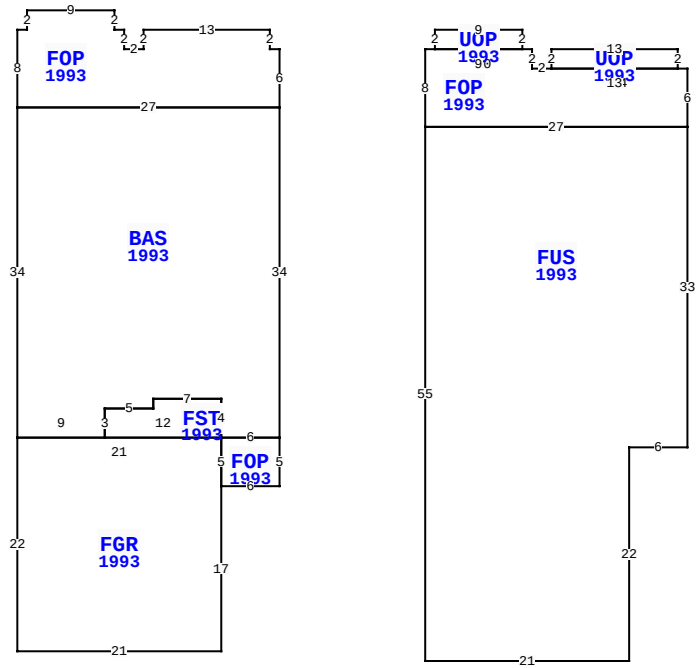
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 100
Roof Structur	08	IRREGULAR 100
Roof Cover	10	WD SHINGLE 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3.5 100
Frame	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	875	100	1993	875	118,291
FGR	462	55	1993	254	34,338
FOP	30	30	1993	9	1,216
FOP	184	30	1993	55	7,436
FOP	228	30	1993	68	9,193
FST	43	55	1993	24	3,245
FUS	1,353	100	1993	1,353	182,912
UOP	18	20	1993	4	541
UOP	26	20	1993	5	676
TOTALS	3,219			2,647	357,847

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0320	11	2,647	160.9430	160.94	426,008	1992	1992	0	0	0	16.00	84.00

1 TOWNHOUSE - 0% - 0 Heated Area: 2228 HX Base Yr



4966 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	357,847
TOTAL MARKET OB/XF VALUE	1,915
TOTAL LAND VALUE - MARKET	1,100,000
TOTAL MARKET VALUE	1,459,762
SOH/AGL Deduction	185,501
ASSESSED VALUE	1,274,261
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,274,261
TOTAL JUST VALUE	1,459,762
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,443,970

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1696/1809	8/25/2010	WD	U	I	30	800,000
GRANTOR: GOGGANS GREGORY C & J						
GRANTEE: JONES PATRICK C & K						
1041/0686	3/05/2002	WD	Q	I	01	100
GRANTOR: GOGGANS GREGORY G & J						
GRANTEE: GOGGANS JANE & GREG						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=1993] W1 N2 W13 S2 W2 N2 W1 N2W9 S2 W1 S8 BAS=[YR=1993] S34 FGR=[YR=1993] S22 E21 N17 FOP=[YR=1993] E6 N5 W6 S5 $ N5 FST=[YR=1993] N4 W7 S1 W5 S3 E12 $ W21 $E9 N3 E5 N1 E7 S4 E6 N34 W27 $ E27 N6 $ PTR= E15 FOP=[YR=1993] E1 UOP=[YR=1993] N2 E9 S2 W9 $ E10 S2 E2 UOP=[YR=1993] N2 E13 S2 W13 $ E14 S6 FUS=[YR=1993] S33 W6 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	0811	CONCRETE B	0	0	0	0	594.00	SF	5.20	5.20	100	1992	1992	3	62	1,915	

LAND DESCRIPTION

TOTAL OB/XF 1,915

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 07/22/2019 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