LOT 14 INCL PROPERTY E OF LOT
TO OCEAN MEAN HIGH WATER LINE
PT OR 624/589

MILLER DARYL V & KELLY L
1656 BULLOCK CIRCLE
OWINGS MILLS, MD 21117

2025

00-SB-30-1940-0014-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

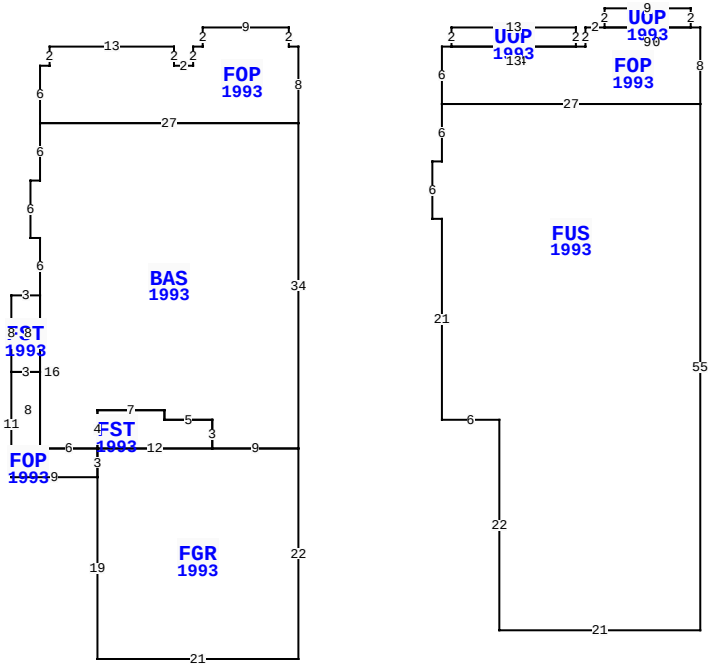
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 100
Roof Structur	08	IRREGULAR 100
Roof Cover	10	WD SHINGLE 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	19	MARBLE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3.5 100
Frame	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	881	100	1993	881	144,410
FGR	462	55	1993	254	41,635
FOP	51	30	1993	15	2,459
FOP	186	30	1993	56	9,179
FOP	228	30	1993	68	11,147
FST	24	55	1993	13	2,131
FST	43	55	1993	24	3,934
FUS	1,359	100	1993	1,359	222,762
UOP	18	20	1993	4	656
UOP	26	20	1993	5	819
TOTALS	3,278			2,679	439,132

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0320	11	2,679	171.6365	171.64	459,824	1992	2015	0	0	0	4.50	95.50

1 TOWNHOUSE - 0% - 2023 Heated Area: 2240 HX Base Yr



4964 SEA WATCH DR, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	439,132
TOTAL MARKET OB/XF VALUE	4,173
TOTAL LAND VALUE - MARKET	1,155,000
TOTAL MARKET VALUE	1,598,305
SOH/AGL Deduction	0
ASSESSED VALUE	1,598,305
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,598,305
TOTAL JUST VALUE	1,598,305
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,578,618

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2603/0286	11/16/2022	WD	Q	I	01	1,780,000
GRANTOR: OBERST DARREN B & NAM						
GRANTEE: MILLER DARYL V & KE						
1841/1094	2/07/2013	TD	Q	I	02	795,000
GRANTOR: MCCAUGHAN CARROLL M T						
GRANTEE: OBERST DARREN B & N						

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 S6 FST=[YR=1993] W3 S8
FOP=[YR=1993] S11 E9 FGR=[YR=1993] S19 E21 N22 W9
FST=[YR=1993] N3 W5 N1 W7 S4 E12 $ W12 S3 $ N3 W6 N8 W3 $ E3
N8 $ S16 E6 N4 E7 S1 E5 S3 E9 N34 W27 $ E27 N8 $ PTR= E15
FOP=[YR=1993] E1 UOP=[YR=1993] N2 E13 S2 W13 $ E14 N2 E2
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

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	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	1992	1992	3	70	1,400	
2	0858	SCULP CONC	0	0	0	0	101.00	SF	13.00	13.00	100	1992	1992	3	87	1,142	
3	0811	CONCRETE B	0	0	0	0	506.00	SF	5.20	5.20	100	1992	1992	3	62	1,631	

LAND DESCRIPTION

TOTAL OB/XF 4,173

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 03/17/2023 BY KBA Total Acres: 0.00 Total Land Value: 1,155,000 Market: 0 Agricultural: 0 Common: 1,155,000 PRINTED 07/30/2025 BY SYS