LOT 3 INCL PROPERTY E OF LOT
TO OCEAN MEAN HIGH WATER LINE
SEA WATCH #2 PB 5/349-350

STERNSTEIN SUSAN & GERALD B
6743 LAKE PISGAH DR
TALLAHASSEE, FL 32309

2025

00-SB-30-1941-0003-0000

BUILDING CHARACTERISTICS

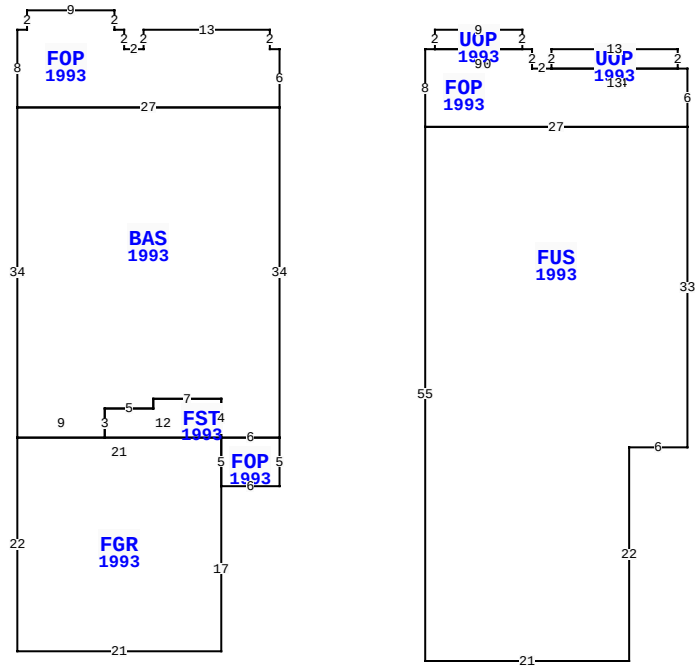
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 100
Roof Structur	08	IRREGULAR 100
Roof Cover	10	WD SHINGLE 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3.5 100
Frame	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	120,879
FGR	462	55	1993	254	35,089
FOP	30	30	1993	9	1,243
FOP	184	30	1993	55	7,598
FOP	228	30	1993	68	9,394
FST	43	55	1993	24	3,315
FUS	1,353	100	1993	1,353	186,912
UOP	18	20	1993	4	553
UOP	26	20	1993	5	690
TOTALS	3,219			2,647	365,674

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	164.4624	164.46	435,326	1992	1992	0	0	0	16.00	84.00

1 TOWNHOUSE - 0% - 2023 Heated Area: 2228 HX Base Yr



4956 SEA WATCH DR, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	365,674
TOTAL MARKET OB/XF VALUE	5,179
TOTAL LAND VALUE - MARKET	1,100,000
TOTAL MARKET VALUE	1,470,853
SOH/AGL Deduction	0
ASSESSED VALUE	1,470,853
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,470,853
TOTAL JUST VALUE	1,470,853
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,454,836

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22013400	REMODEL	75,000	08/31/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2591/1424	9/15/2022	QC	U	I	11	100
GRANTOR: STERNSTEIN SUSAN						
GRANTEE: STERNSTEIN SUSAN &						
2591/1422	9/15/2022	QC	U	I	11	100
GRANTOR: SGS MARITAL TRUST						
GRANTEE: STERNSTEIN SUSAN						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=1993] W1 N2 W13 S2 W2 N2 W1 N2 W9 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	0858	SCULP CONC	0	0	0	0	98.00	SF	13.00	13.00	100	1992	1992	3	87	1,108	
2	0811	CONCRETE B	0	0	0	0	538.00	SF	5.20	5.20	100	1992	1992	3	62	1,735	
3	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	1992	1992	3	70	1,400	
4	1272	H-SHUTR MD	0	0	0	0	32.00	UT	133.00	133.00	100	2005	2005	3	22	936	

LAND DESCRIPTION

TOTAL OB/XF 5,179

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