

LOT 4 INCL PROPERTY E OF LOT
TO OCEAN MEAN HIGH WATER LINE
IN OR 1948/1173

BATTON RICHARD H & JOY S L/E/
4954 SEA WATCH DRIVE
FERNANDINA BEACH, FL 32034

2025

00-SB-30-1941-0004-0000



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	14	CARPET 80
Interior Floo	11	CLAY TILE 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

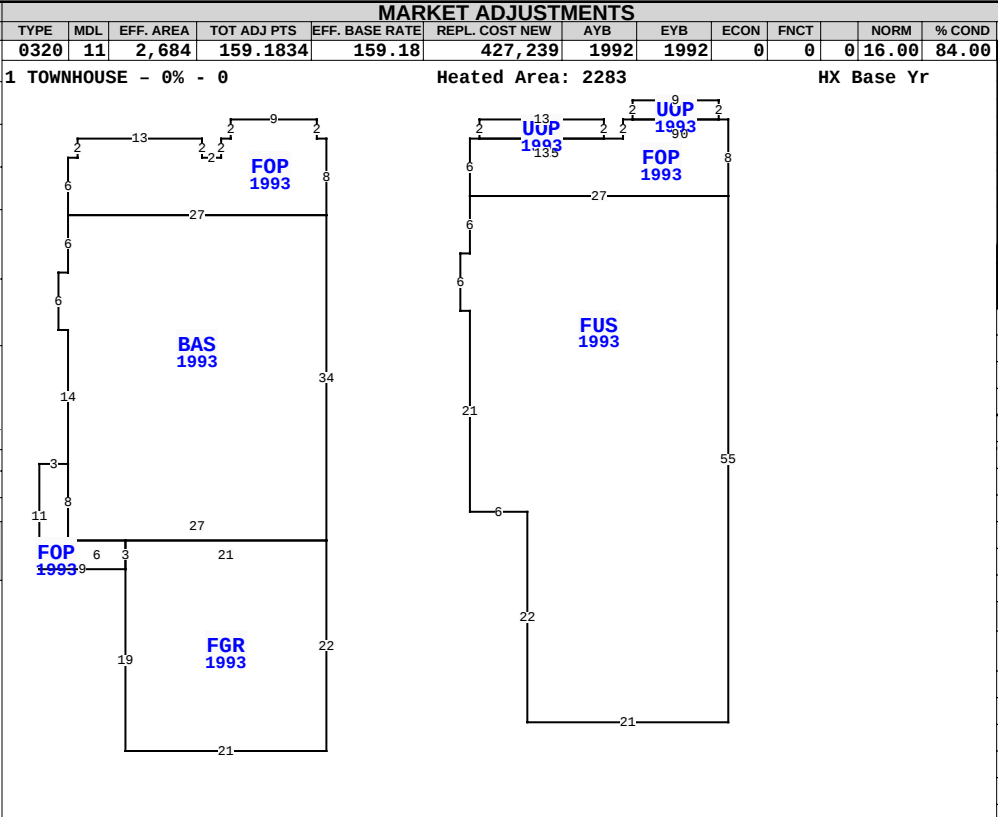
Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 03
NEIGHBORHOOD/LOC	3015.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	924	100	1993	924	123,549
FGR	462	55	1993	254	33,963
FOP	51	30	1993	15	2,006
FOP	184	30	1993	55	7,354
FOP	228	30	1993	68	9,092
FUS	1,359	100	1993	1,359	181,714
UOP	18	20	1993	4	535
UOP	26	20	1993	5	669

TOTALS	3,252			2,684	358,881
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0858	SCULP CONC	0	0	0	0	122.00	SF	13.00
2	0811	CONCRETE B	0	0	0	0	506.00	SF	5.20
3	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00
4	1272	H-SHUTR MD	0	0	0	0	32.00	UT	133.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000120	C	RES OCEAN	0		PUD	0.00	0.00	1.00



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

4954 SEA WATCH DR, FERNANDINA BEACH

TOTAL OB/XF									
5,347									

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY	STANDARD		
Tax Group: 8	Tax Dist:		
BUILDING MARKET VALUE	358,881		
TOTAL MARKET OB/XF VALUE	5,347		
TOTAL LAND VALUE - MARKET	1,155,000		
TOTAL MARKET VALUE	1,519,228		
SOH/AGL Deduction	192,775		
ASSESSED VALUE	1,326,453		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	1,326,453		
TOTAL JUST VALUE	1,519,228		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	1,503,505		

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
2793/381	6/03/2025	LE	U	I	11
GRANTOR: BATTON RICHARD H & JO					
GRANTEE: SALMON AMY					
1948/1173	11/21/2014	WD	Q	I	01
GRANTOR: SCAFFIDE SAM A & MART					
GRANTEE: BATTON RICHARD H &					

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 S14 FOP=[YR=1993] W3 S11 E9									
FGR=[YR=1993] S19 E21 N22 W21 S3 \$ N3 W6 N8 \$ S8 E27 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 \$.									