LOT 1 INCL PROPERTY E OF LOT
TO OCEAN MEAN HIGH WATER LINE
SEA WATCH #3 PB 5/351

BANTA JEFFERY M LIVING TRUST/BANTA JEFFERY M CO-TR
4952 SEA WATCH DR
FERNANDINA BEACH, FL 32034

2025

00-SB-30-1942-0001-0000

BUILDING CHARACTERISTICS

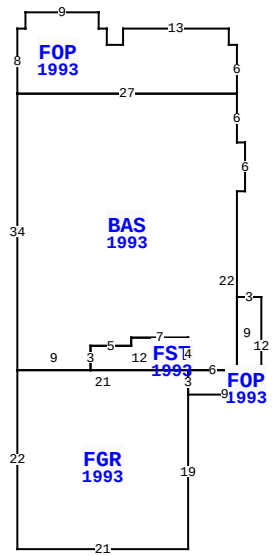
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 100
Roof Structur	08	IRREGULAR 100
Roof Cover	10	WD SHINGLE 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	12	HARDWOOD 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3.5 100
Frame	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	

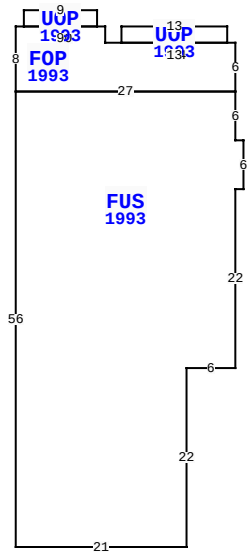
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	881	100	1993	881	125,759
FGR	462	55	1993	254	36,257
FOP	54	30	1993	16	2,284
FOP	184	30	1993	55	7,851
FOP	228	30	1993	68	9,707
FST	43	55	1993	24	3,426
FUS	1,386	100	1993	1,386	197,846
UOP	18	20	1993	4	571
UOP	26	20	1993	5	714
TOTALS	3,282			2,693	384,414

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0320	11	2,693	168.9293	168.93	454,928	1993	1993	0	0	0	15.50	84.50

1 TOWNHOUSE - 100% - 2024 Heated Area: 2267 HX Base Yr 2024





4952 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		384,414
TOTAL MARKET OB/XF VALUE		5,296
TOTAL LAND VALUE - MARKET		1,155,000
TOTAL MARKET VALUE		1,544,710
SOH/AGL Deduction		7,905
ASSESSED VALUE		1,536,805
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		1,486,083
TOTAL JUST VALUE		1,544,710
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,527,771

PERMIT NUM	DESCRIPTION	AMT	ISSUED
8373	NEW CONSTR	620,000	09/09/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2671/1045	10/03/2023	WD	U	I	11	100
GRANTOR: INTERIOR PROPERTIES L						
GRANTEE: BANTA JEFFERY M LIV						
2648/412	6/13/2023	WD	Q	I	01	1,900,000
GRANTOR: POSTEL WILFRED B & ED						
GRANTEE: INTERIOR PROPERTIES						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W1 N6 FOP=[YR=1993] N6 W1 N2 W13 S2 W2 N2 W1 N2 W9 S2 W1 S8 E27$ W27 S34 FGR=[YR=1993] S22 E21 N19 FOP=[YR=1993] E9 N12 W3 S9 W6 S3 $ N3 FST=[YR=1993] N4 W7 S1 W5 S3 E12$ W21$ E9N3E5N1E7S4E6 N22 E1 N6$ PTR= E20 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] S6 E1 S6 W1 S22 W6 S22 W21 N56 E27$ W27 N8$ W20$.

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	100	0	0	1.00	UT	2,000.00	2,000.00	100	1993	1993	3	72	1,440	
2	0811	CONCRETE B	0	100	0	0	674.00	SF	5.20	5.20	100	1993	1993	3	64	2,243	
3	0858	SCULP CONC	0	100	0	0	141.00	SF	13.00	13.00	100	1993	1993	3	88	1,613	

LAND DESCRIPTION

TOTAL OB/XF 5,296

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	100		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