

LOT 4 INCL PROPERTY E OF LOT
TO OCEAN MEAN HIGH WATER LINE
IN OR 2320/30

CHAPIN JULIE G E TRUST/CHAPIN JULIE G E TRUSTEE
209 CORNWALL ST NW
LEESBURG, VA 20176

2025

00-SB-30-1942-0004-0000



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	12	HARDWOOD 60
Interior Floo	11	CLAY TILE 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	124,144
FGR	462	55	1993	254	35,792
FOP	51	30	1993	15	2,113
FOP	184	30	1993	55	7,750
FOP	228	30	1993	68	9,582
FST	27	55	1993	15	2,113
FST	43	55	1993	24	3,382
FUS	1,386	100	1993	1,386	195,304
UOP	18	20	1993	4	564
UOP	26	20	1993	5	705
TOTALS	3,306			2,707	381,449

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00
2	0811	CONCRETE B	0	0	0	0	972.00	SF	5.20
3	0858	SCULP CONC	0	0	0	0	122.00	SF	13.00

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0320	11	2,707	166.7635	166.76	451,419	1993	1993	0	0	0 15.50	84.50
1 TOWNHOUSE - 0% - 0 Heated Area: 2267 HX Base Yr											

4942 SEA WATCH DR, FERNANDINA BEACH											
BLD DATE						LGL DATE					
XF DATE						LAND DATE					
INC DATE						AG DATE					
						04/11/2024 MLU					

LAND DESCRIPTION										TOTAL OB/XF 6,071									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR
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		

NASSAU COUNTY PROPERTY				PAGE 1 of 1	8
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 8			Tax Dist:
BUILDING MARKET VALUE					381,449
TOTAL MARKET OB/XF VALUE					6,071
TOTAL LAND VALUE - MARKET					1,155,000
TOTAL MARKET VALUE					1,542,520
SOH/AGL Deduction					192,339
ASSESSED VALUE					1,350,181
TOTAL EXEMPTION VALUE					0
BASE TAXABLE VALUE					1,350,181
TOTAL JUST VALUE					1,542,520
NCON VALUE					0
INCOME VALUE					
PREVIOUS YEAR MKT VALUE					1,525,768

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1327732	REPAIR/RRF	60,000	09/01/2013

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2408/0697	9/18/2019	WD	U	I	11	100
GRANTOR: CHAPIN STEPHEN JR & J						
GRANTEE: CHAPIN JULIE G E TR						
2320/0030	9/18/2019	WD	U	I	11	100
GRANTOR: CHAPIN STEPHEN JR & J						
GRANTEE: CHAPIN JULIE GE TRU						

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 S5 FST=[YR=1993] W3 S9									
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 N9\$									
S17 E6 N4 E7 S1 E5 S3 E9 N34 W27\$ E27 N8\$ PTR=E20									
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] S56 W21 N22									
W6 N22 W1 N6 E1 N6 E27\$ W27 N6\$ W20\$.									