LOT 1
IN OR 2406/1231
INCL PROPERTY E OF LOT TO

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

2025

00-SB-30-1943-0001-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

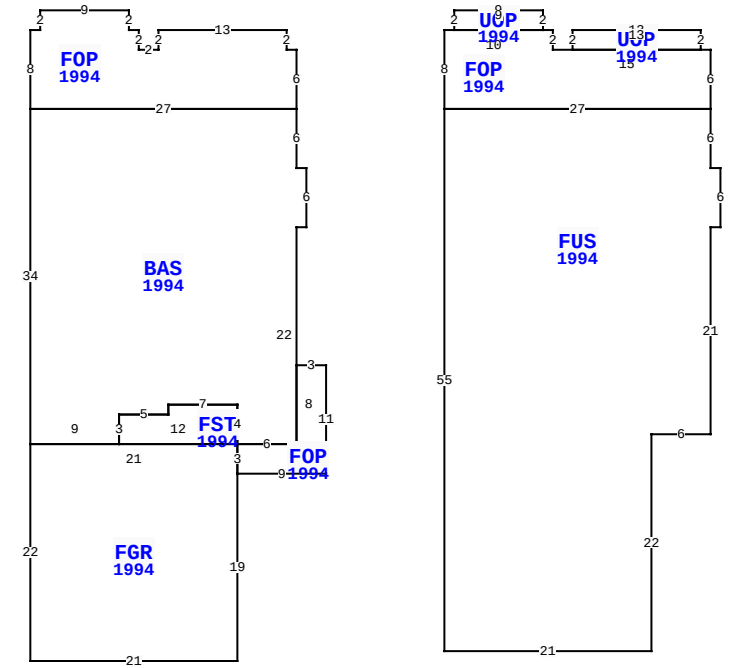
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 100
Roof Structur	08	IRREGULAR 100
Roof Cover	10	WD SHINGLE 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3.5 100
Frame	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	1994	881	124,474
FGR	462	55	1994	254	35,887
FOP	51	30	1994	15	2,119
FOP	184	30	1994	55	7,771
FOP	228	30	1994	68	9,608
FST	43	55	1994	24	3,391
FUS	1,359	100	1994	1,359	192,009
UOP	18	20	1994	4	565
UOP	26	20	1994	5	706
TOTALS	3,252			2,665	376,530

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0320	11	2,665	166.2221	166.22	442,976	1994	1994	0	0	0	15.00	85.00

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



4940 SEA WATCH DR, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	376,530
TOTAL MARKET OB/XF VALUE	5,649
TOTAL LAND VALUE - MARKET	1,155,000
TOTAL MARKET VALUE	1,537,179
SOH/AGL Deduction	236,644
ASSESSED VALUE	1,300,535
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,300,535
TOTAL JUST VALUE	1,537,179
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,520,593

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2406/1231	9/18/2019	WD	U	I	11	100
GRANTOR: CHAPIN STEPHEN R JR &						
GRANTEE: CHAPIN JULIE G E TR						
2320/0026	9/18/2019	WD	U	I	11	100
GRANTOR: CHAPIN STEPHEN R & JU						
GRANTEE: THE JULIE G E CHAPI						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=1994] W1 UOP=[YR=1994] N2 W13 S2 E13 $ W15 N2 W1 UOP=[YR=1994] N2 W9 S2 E9 $ W10 S8 FUS=[YR=1994] S55 E21 N22 E6 N21 E1 N6 W1 N6 W27 $ E27 N6 $ PTR= W42 FOP=[YR=1994] W1 N2 W13 S2 W2 N2 W1 N2 W9 S2 W1 S8 BAS=[YR=1994] S34 FGR=[YR=1994] S22 E21 N19 FOP=[YR=1994] E9 N11 W3 S8 W6 S3 $ N3 FST=[YR=1994] N4 W7 S1 W5 S3 E12 $ W21 $ E9 N3 E5 N1 E7 S4 E6 N22 E1 N6 W1 N6 W27 $ E27 N6 $ E42 $.

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	0811	CONCRETE B	0	0	0	0	722.00	SF	5.20	5.20	100	1994	1994	3	66	2,478	
2	0825	BRICK	0	0	16	2	32.00	SF	12.50	12.50	100	1994	1994	3	89	356	
3	0825	BRICK	0	0	30	4	120.00	SF	12.50	12.50	100	1994	1994	3	89	1,335	
4	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	1994	1994	3	74	1,480	

LAND DESCRIPTION

TOTAL OB/XF 5,649

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 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