

LOT 2
IN OR 1613/491
INCL PROPERTY E OF LOT TO

HALL VALORIE JEANNE
4938 SEA WATCH DRIVE
FERNANDINA BEACH, FL 32034

2025

00-SB-30-1943-0002-0000



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 70
Interior Floo	11	CLAY TILE 30
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

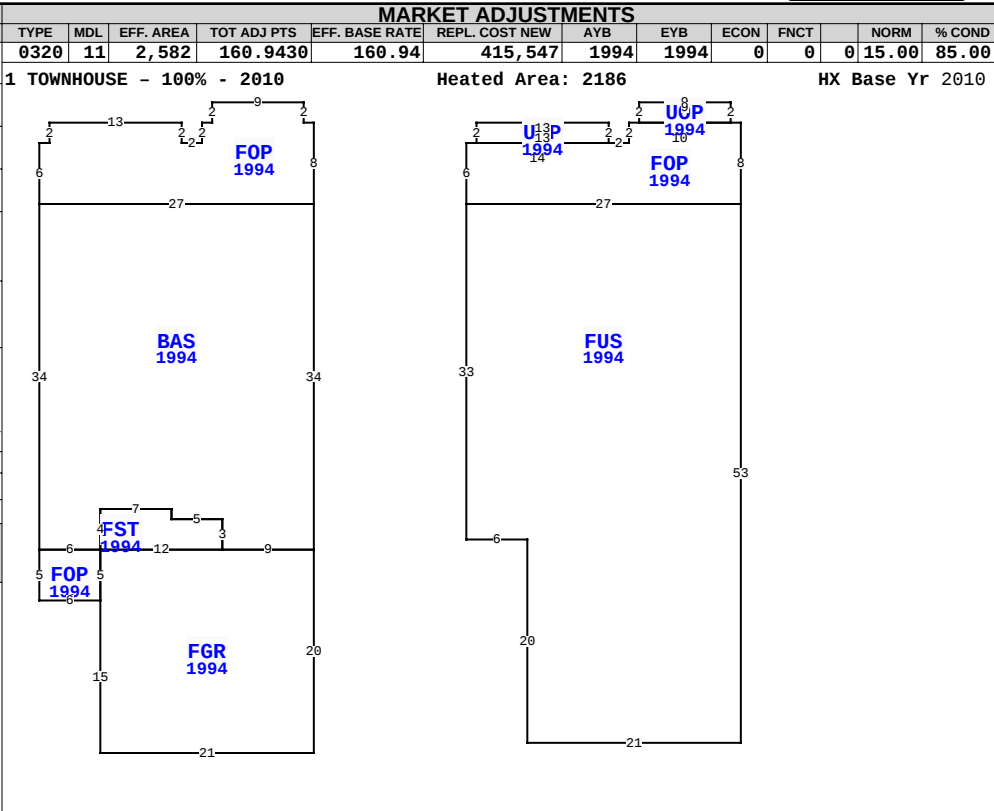
MAP NUM		MKT AREA	03
---------	--	----------	----

NEIGHBORHOOD/LOC	3015.00
------------------	---------

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	875	100	1994	875	119,700
FGR	420	55	1994	231	31,600
FOP	30	30	1994	9	1,231
FOP	184	30	1994	55	7,524
FOP	228	30	1994	68	9,302
FST	43	55	1994	24	3,284
FUS	1,311	100	1994	1,311	179,343
UOP	18	20	1994	4	547
UOP	26	20	1994	5	684

TOTALS	3,135			2,582	353,215
--------	-------	--	--	-------	---------

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0811	CONCRETE B	0	100	0	0	720.00	SF	5.20
2	0825	BRICK	0	100	16	2	32.00	SF	12.50
3	0825	BRICK	0	100	0	0	59.00	SF	12.50



4938 SEA WATCH DR, FERNANDINA BEACH	BLD DATE	LGL DATE	04/11/2024	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

L N	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	100	0	0	720.00	SF	5.20	5.20	100	1994	1994	3	66	2,471	
2	0825	BRICK	0	100	16	2	32.00	SF	12.50	12.50	100	1994	1994	3	89	356	
3	0825	BRICK	0	100	0	0	59.00	SF	12.50	12.50	100	1994	1994	3	89	656	

LAND DESCRIPTION										TOTAL OB/XF										3,483	
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LA VAL				
1	000120	C	RES OCEAN	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	1,100,000.00	1,100,000.00	1,100,000.00				
REVIEW DATE		07/22/2019		BY	DJA		Total Acres: 0.00		Total Land Value: 1,100,000				Market: 0			Agricultural: 0					

NASSAU COUNTY PROPERTY		PAGE 1 of 1	8
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 8		Tax Dist:	
BUILDING MARKET VALUE		353,215	
TOTAL MARKET OB/XF VALUE		3,483	
TOTAL LAND VALUE - MARKET		1,100,000	
TOTAL MARKET VALUE		1,456,698	
SOH/AGL Deduction		617,558	
ASSESSED VALUE		839,140	
TOTAL EXEMPTION VALUE		HX HB WX	55,722
BASE TAXABLE VALUE		783,418	
TOTAL JUST VALUE		1,456,698	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		1,441,114	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M14908	H/AC	0	11/01/2009

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1613/0491	4/01/2009	WD	Q	I	01	1,050,000	
GRANTOR: COLEY RONALD S & BARB							
GRANTEE: HALL RANDY C & VALO							
0698/0607	2/11/1994	WD	Q	I		353,900	
GRANTOR: NASSAU BCH DEV VENTUR							
GRANTEE: COLEY RONALD & BARB							

BUILDING NOTES									
BUILDING DIMENSIONS									
FOP=[YR=1994] W1 UOP=[YR=1994] N2 W9 S2 E9 \$ W10 S2 W2									
UOP=[YR=1994] N2 W13 S2 E13 \$ W14 S6 FUS=[YR=1994] S33 E6 S20									
E21 N53 W27 \$ E27 N8 \$ PTR= W42 FOP=[YR=1994] W1 N2 W9 S2 W1									
S2 W2 N2 W13 S2 W1 S6 BAS=[YR=1994] S34 FOP=[YR=1994] S5 E6									
FGR=[YR=1994] S15 E21 N20 W9 FST=[YR=1994] N3 W5 N1 W7 S4 E12									
\$ W12 S5 \$ N5 W6 \$ E6 N4 E7 S1 E5 S3 E9 N34 W27 \$ E27 N8 \$									
E42 \$.									