LOT 3
IN OR 2785/1964
INCL PROPERTY E OF LOT TO

HACKETT SCOTT ANDREW & PATRICIA M R
4936 SEA WATCH DR
FERNANDINA BEACH, FL 32034

2025

00-SB-30-1943-0003-0000

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	14	CARPET 100
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

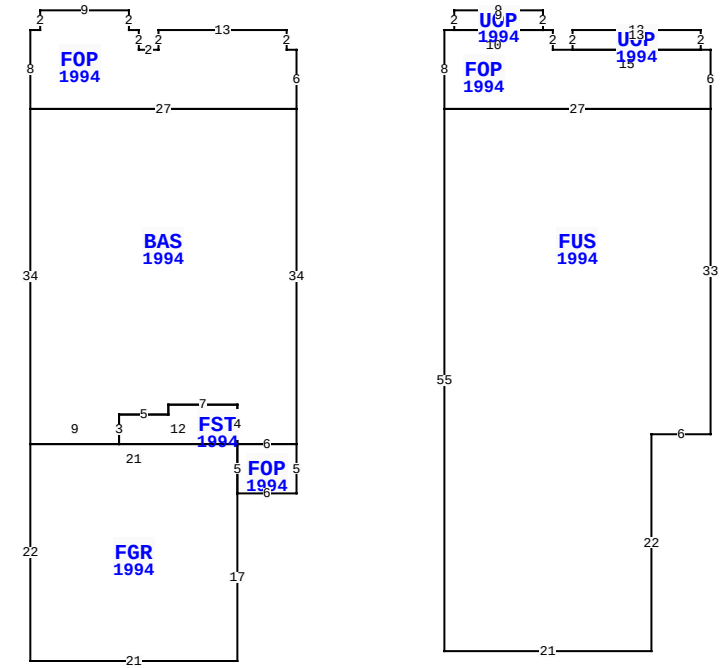
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 03
NEIGHBORHOOD/LOC 3015.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	875	100	1994	875	115,773
FGR	462	55	1994	254	33,607
FOP	30	30	1994	9	1,191
FOP	184	30	1994	55	7,277
FOP	228	30	1994	68	8,997
FST	43	55	1994	24	3,176
FUS	1,353	100	1994	1,353	179,017
UOP	18	20	1994	4	530
UOP	26	20	1994	5	661
TOTALS	3,219			2,647	350,227

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0320	11	2,647	155.6640	155.66	412,032	1994	1994	0	0	0	15.00	85.00

1 TOWNHOUSE - 100% - 2022 Heated Area: 2228 HX Base Yr 2022



4936 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		350,227
TOTAL MARKET OB/XF VALUE		5,453
TOTAL LAND VALUE - MARKET		1,100,000
TOTAL MARKET VALUE		1,455,680
SOH/AGL Deduction		178,796
ASSESSED VALUE		1,276,884
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		1,226,162
TOTAL JUST VALUE		1,455,680
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,440,330

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1910181	REMKIT/BATH	30,000	09/26/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2785/1964	4/09/2025	WD	U	I	11	100
GRANTOR: HACKETT PATRICIA M R						
GRANTEE: HACKETT SCOTT ANDRE						
2785/1887	4/09/2025	TD	U	I	11	100
GRANTOR: HACKETT PATRICIA M R						
GRANTEE: HACKETT PATRICIA M						

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 N33 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 N17 FOP=[YR=1994] E6 N5 W6 S5 $ N5 FST=[YR=1994] N4 W7 S1 W5 S3 E12 $ W21 $ E9 N3 E5 N1 E7 S4 E6 N34 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	100	0	0	590.00	SF	5.20	5.20	100	1994	1994	3	66	2,025	
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	
4	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1994	1994	3	74	1,480	
5	1272	H-SHUTR MD	0	100	0	0	32.00	UT	133.00	133.00	100	2005	2005	3	22	936	

LAND DESCRIPTION

TOTAL OB/XF 5,453

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	1.00	1,100,000.00	1,100,000.00	1,100,000							

REVIEW DATE 07/22/2019 BY DJA Total Acres: 0.00 Total Land Value: 1,100,000 Market: 0 Agricultural: 0 Common: 1,100,000 PRINTED 07/30/2025 BY SYS