LOT 4 & PT GOVT LOT 1 OF
SEC 14-2N-28E IN OR 2311/601
SEA WATCH #4 @ SUMMBER BEACH

WEHRENBERG ALAN J & ELENA T
4934 SEA WATCH DR
FERNANDINA BEACH, FL 32034

2025

00-SB-30-1943-0004-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

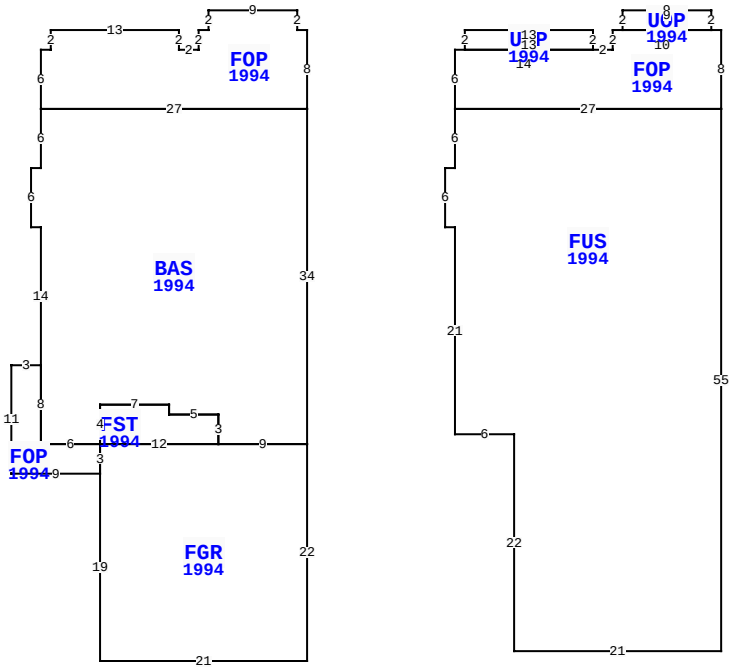
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 100
Roof Structur	08	IRREGULAR 100
Roof Cover	10	WD SHINGLE 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3.5 100
Frame	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	126,671
FGR	462	55	1994	254	36,520
FOP	51	30	1994	15	2,156
FOP	184	30	1994	55	7,908
FOP	228	30	1994	68	9,777
FST	43	55	1994	24	3,450
FUS	1,359	100	1994	1,359	195,397
UOP	18	20	1994	4	575
UOP	26	20	1994	5	719
TOTALS	3,252			2,665	383,174

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	1997	0	0	0	13.50	86.50

1 TOWNHOUSE - 100% - 2024 Heated Area: 2240 HX Base Yr 2024



4934 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		383,174
TOTAL MARKET OB/XF VALUE		4,976
TOTAL LAND VALUE - MARKET		1,155,000
TOTAL MARKET VALUE		1,543,150
SOH/AGL Deduction		0
ASSESSED VALUE		1,543,150
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		1,492,428
TOTAL JUST VALUE		1,543,150
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,526,212

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B230015330		45,000	11/30/2023
B1226199	WINDOWS	14,955	07/01/2012
B25443	REPAIR/RRF	4,500	12/01/2011
B25129	REMODEL	2,395	09/01/2011
0320	NEW CONSTR	585,000	06/01/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2594/1953	10/07/2022	WD	Q	I	01	1,775,000
GRANTOR: VAN DER KLOET MARK IV						
GRANTEE: WEHRENBERG ALAN JOH						
2311/0601	10/08/2019	WD	Q	I	01	1,100,000
GRANTOR: WETZEL RICHARD & STAT						
GRANTEE: VAN DER KLOET MARK						

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] S6 W1 S6 E1 S21 E6 S22 E21 N55 W27 $ E27 N8 $ PTR= W42 FOP=[YR=1994] W1 N2 W9 S2 W1 S2 W2 N2 W13 S2 W1 S6 BAS=[YR=1994] S6 W1 S6 E1 S14 FOP=[YR=1994] W3 S11 E9 FGR=[YR=1994] S19 E21 N22 W9 FST=[YR=1994] N3 W5 N1 W7 S4 E12 $ W12 S3 $ N3 W6 N8 $ S8 E6 N4 E7 S1 E5 S3 E9 N34 W27 $ E27 N8 $ 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	526.00	SF	5.20	5.20	100	1994	1994	3	66	1,805	
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	30	4	120.00	SF	12.50	12.50	100	1994	1994	3	89	1,335	
4	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1994	1994	3	74	1,480	

LAND DESCRIPTION

TOTAL OB/XF 4,976

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