

LOT 1  
INCL PROPERTY E OF LOT TO  
OCEAN MEAN HIGH WATERLINE

BRAZILL MELISSA M REVOCABLE TRUST/BRAZILL MELISSA  
4930 SEA WATCH DR  
FERNANDINA BEACH, FL 32034

2025

00-SB-30-1944-0001-0000



| 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            | 19 | MARBLE 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          |

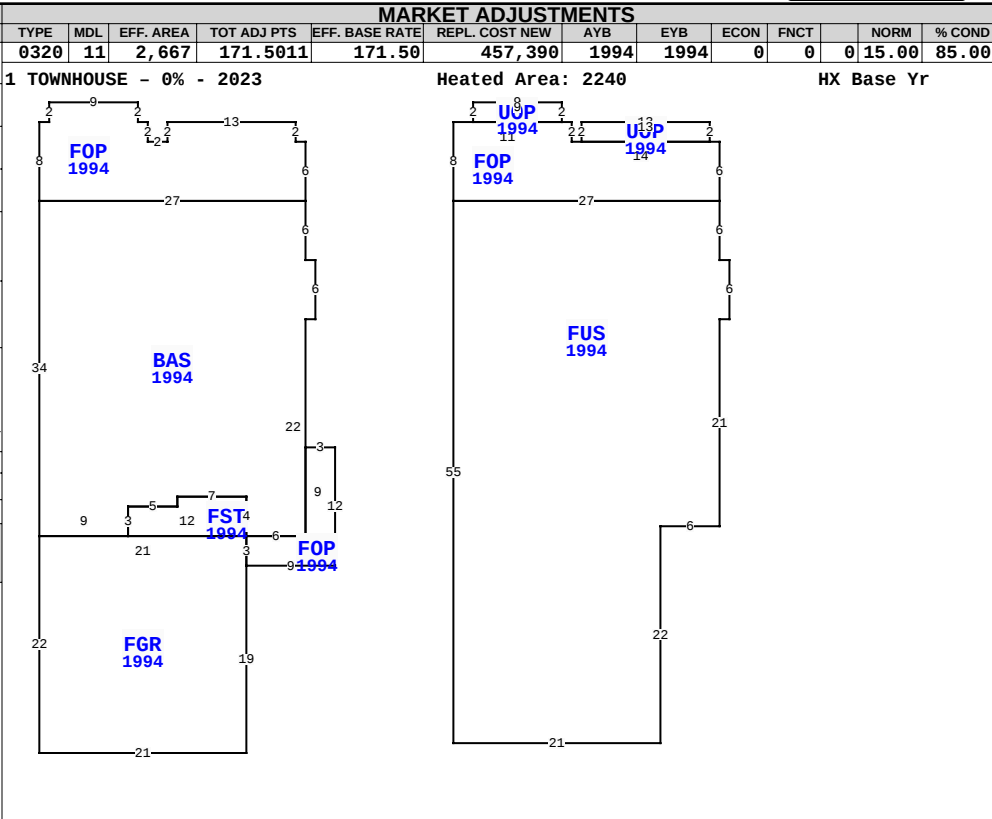
|          |      |                  |
|----------|------|------------------|
| Quality  | 06   | Quality Level 06 |
| DOR CODE | 0100 | SINGLE FAMILY    |

|                  |         |          |    |
|------------------|---------|----------|----|
| 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       | 881              | 100         | 1994 | 881          | 128,428              |
| FGR       | 462              | 55          | 1994 | 254          | 37,027               |
| FOP       | 54               | 30          | 1994 | 16           | 2,332                |
| FOP       | 186              | 30          | 1994 | 56           | 8,163                |
| FOP       | 228              | 30          | 1994 | 68           | 9,913                |
| FST       | 43               | 55          | 1994 | 24           | 3,499                |
| FUS       | 1,359            | 100         | 1994 | 1,359        | 198,109              |
| UOP       | 18               | 20          | 1994 | 4            | 583                  |
| UOP       | 26               | 20          | 1994 | 5            | 729                  |

|        |       |  |  |       |         |
|--------|-------|--|--|-------|---------|
| TOTALS | 3,257 |  |  | 2,667 | 388,782 |
|--------|-------|--|--|-------|---------|

| 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 | 504.00 | SF | 5.20     |
| 3              | 0825       | BRICK       | 0   | 0   | 29 | 3 | 87.00  | SF | 12.50    |
| 4              | 0825       | BRICK       | 0   | 0   | 16 | 2 | 32.00  | SF | 12.50    |
| 5              | 1272       | H-SHUTR MD  | 0   | 0   | 0  | 0 | 32.00  | UT | 133.00   |



|                                     |          |           |            |     |
|-------------------------------------|----------|-----------|------------|-----|
| 4930 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   | 0504       | FP-ELECTRI  | 0   | 0   | 0  | 0 | 1.00   | UT | 2,000.00 | 2,000.00       | 100       | 1994    | 1994        | 3 | 74     | 1,480           |       |
| 2   | 0811       | CONCRETE B  | 0   | 0   | 0  | 0 | 504.00 | SF | 5.20     | 5.20           | 100       | 1994    | 1994        | 3 | 66     | 1,730           |       |
| 3   | 0825       | BRICK       | 0   | 0   | 29 | 3 | 87.00  | SF | 12.50    | 12.50          | 100       | 1994    | 1994        | 3 | 89     | 968             |       |
| 4   | 0825       | BRICK       | 0   | 0   | 16 | 2 | 32.00  | SF | 12.50    | 12.50          | 100       | 1994    | 1994        | 3 | 89     | 356             |       |
| 5   | 1272       | H-SHUTR MD  | 0   | 0   | 0  | 0 | 32.00  | UT | 133.00   | 133.00         | 100       | 2006    | 2006        | 3 | 24     | 1,021           |       |

| LAND DESCRIPTION |          |            |                      |     |     |          |       |                   |             | TOTAL OB/XF                 |     |           |        |           |              |                 |              | 5,555 |  |
|------------------|----------|------------|----------------------|-----|-----|----------|-------|-------------------|-------------|-----------------------------|-----|-----------|--------|-----------|--------------|-----------------|--------------|-------|--|
| L N              | USE CODE | CLS        | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH             | TOT LND UTS | UNIT TYPE                   | D T | DPTH FACT | % COND | TOT ADJ   | UNIT PRICE   | ADJ UNIT PRICE  | LA VA        |       |  |
| 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    | 1,155,000.00 |       |  |
|                  |          |            |                      |     |     |          |       |                   |             |                             |     |           |        |           |              |                 |              |       |  |
|                  |          |            |                      |     |     |          |       |                   |             |                             |     |           |        |           |              |                 |              |       |  |
|                  |          |            |                      |     |     |          |       |                   |             |                             |     |           |        |           |              |                 |              |       |  |
|                  |          |            |                      |     |     |          |       |                   |             |                             |     |           |        |           |              |                 |              |       |  |
|                  |          |            |                      |     |     |          |       |                   |             |                             |     |           |        |           |              |                 |              |       |  |
|                  |          |            |                      |     |     |          |       |                   |             |                             |     |           |        |           |              |                 |              |       |  |
| REVIEW DATE      |          | 07/22/2019 |                      | BY  |     | DJA      |       | Total Acres: 0.00 |             | Total Land Value: 1,155,000 |     |           |        | Market: 0 |              | Agricultural: 0 |              |       |  |

| NASSAU COUNTY PROPERTY    |  |  |  |  |  |  |  |  |  | PAGE 1 of 1  |  | 8 |
|---------------------------|--|--|--|--|--|--|--|--|--|--------------|--|---|
| VALUATION SUMMARY         |  |  |  |  |  |  |  |  |  | STANDARD     |  |   |
| VALUATION BY              |  |  |  |  |  |  |  |  |  | Tax Group: 8 |  |   |
| BUILDING MARKET VALUE     |  |  |  |  |  |  |  |  |  | Tax Dist:    |  |   |
| TOTAL MARKET OB/XF VALUE  |  |  |  |  |  |  |  |  |  | 388,782      |  |   |
| TOTAL LAND VALUE - MARKET |  |  |  |  |  |  |  |  |  | 1,155,000    |  |   |
| TOTAL MARKET VALUE        |  |  |  |  |  |  |  |  |  | 1,549,337    |  |   |
| SOH/AGL Deduction         |  |  |  |  |  |  |  |  |  | 0            |  |   |
| ASSESSED VALUE            |  |  |  |  |  |  |  |  |  | 1,549,337    |  |   |
| TOTAL EXEMPTION VALUE     |  |  |  |  |  |  |  |  |  | 0            |  |   |
| BASE TAXABLE VALUE        |  |  |  |  |  |  |  |  |  | 1,549,337    |  |   |
| TOTAL JUST VALUE          |  |  |  |  |  |  |  |  |  | 1,549,337    |  |   |
| NCON VALUE                |  |  |  |  |  |  |  |  |  | 0            |  |   |
| INCOME VALUE              |  |  |  |  |  |  |  |  |  |              |  |   |
| PREVIOUS YEAR MKT VALUE   |  |  |  |  |  |  |  |  |  | 1,532,317    |  |   |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|------------|-------------|-----|--------|
|            |             |     |        |
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|            |             |     |        |

| SALES DATA                     |           |              |        |        |           |               |  |
|--------------------------------|-----------|--------------|--------|--------|-----------|---------------|--|
| OFF RECORD<br>Number           | DATE      | TYPE<br>INST | Q<br>U | V<br>I | RSN<br>CD | SALE<br>PRICE |  |
| 2775/1628                      | 2/20/2025 | QC           | U      | I      | 11        | 100           |  |
| GRANTOR: SCALLYWAG ENTERPRISES |           |              |        |        |           |               |  |
| GRANTEE: BRAZILL MELISSA M R   |           |              |        |        |           |               |  |
| 2555/1290                      | 4/14/2022 | WD           | Q      | I      | 01        | 1,595,000     |  |
| GRANTOR: SCALZO RICHARD A & MA |           |              |        |        |           |               |  |
| GRANTEE: SCALLYWAG ENTERPRIS   |           |              |        |        |           |               |  |

| BUILDING NOTES |  |  |  |  |  |  |  |  |  |
|----------------|--|--|--|--|--|--|--|--|--|
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| BUILDING DIMENSIONS                                             |  |  |  |  |  |  |  |  |  |
|-----------------------------------------------------------------|--|--|--|--|--|--|--|--|--|
| FOP=[YR=1994] W1 UOP=[YR=1994] N2 W13 S2 E13 \$ W14 N2 W1       |  |  |  |  |  |  |  |  |  |
| UOP=[YR=1994] N2 W9 S2 E9 \$ W11S8FUS=[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 N12 W3 S9 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 \$ .                    |  |  |  |  |  |  |  |  |  |