

LOT 2
INCL PROPERTY E OF LOT TO
OCEAN MEAN HIGH WATERLINE

SEREDA PETER L TRUST/SEREDA PETER L TRUSTEE
4928 SEA WATCH DR
FERNANDINA BEACH, FL 32034

2025

00-SB-30-1944-0002-0000



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	12	HARDWOOD 50
Interior Floo	14	CARPET 50
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

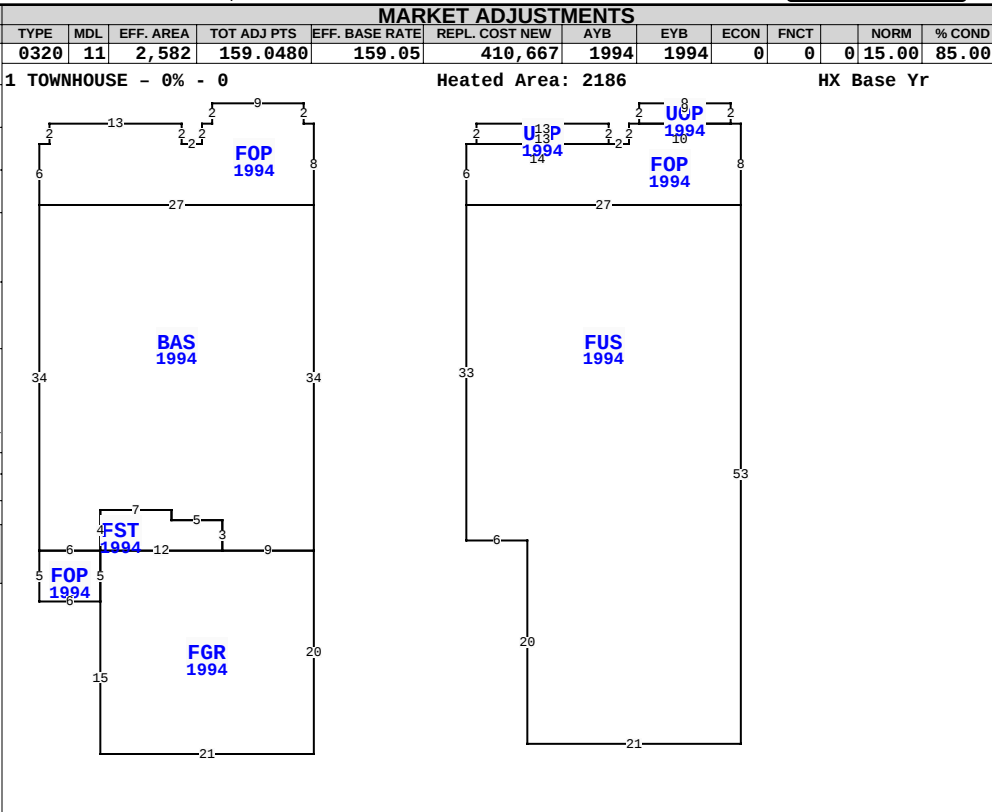
MAP NUM		MKT AREA	03
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NEIGHBORHOOD/LOC	3015.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	875	100	1994	875	118,294
FGR	420	55	1994	231	31,230
FOP	30	30	1994	9	1,216
FOP	184	30	1994	55	7,436
FOP	228	30	1994	68	9,193
FST	43	55	1994	24	3,244
FUS	1,311	100	1994	1,311	177,238
UOP	18	20	1994	4	541
UOP	26	20	1994	5	676

TOTALS	3,135			2,582	349,067
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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	538.00	SF	5.20
3	0825	BRICK	0	0	0	0	77.00	SF	12.50
4	0825	BRICK	0	0	16	2	32.00	SF	12.50



BLD DATE	05/19/2008	DJ	LGL DATE	
XF DATE			LAND DATE	04/11/2024
INC DATE			AG DATE	MLU

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	538.00	SF	5.20	5.20	100	1994	1994	3	66	1,846	
3	0825	BRICK	0	0	0	0	77.00	SF	12.50	12.50	100	1994	1994	3	89	857	
4	0825	BRICK	0	0	16	2	32.00	SF	12.50	12.50	100	1994	1994	3	89	356	

LAND DESCRIPTION										TOTAL OB/XF										4,539	
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 VA				
1	000120	C	RES OCEAN	0		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				
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NASSAU COUNTY PROPERTY				PAGE 1 of 1	8
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 8			Tax Dist:
BUILDING MARKET VALUE					349,067
TOTAL MARKET OB/XF VALUE					4,539
TOTAL LAND VALUE - MARKET					1,100,000
TOTAL MARKET VALUE					1,453,606
SOH/AGL Deduction					0
ASSESSED VALUE					1,453,606
TOTAL EXEMPTION VALUE					0
BASE TAXABLE VALUE					1,453,606
TOTAL JUST VALUE					1,453,606
NCON VALUE					0
INCOME VALUE					
PREVIOUS YEAR MKT VALUE					1,438,218

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2461/1784	5/10/2021	WD	Q	I	01	1,350,000
GRANTOR: STANLEY FARMS LLC						
GRANTEE: SEREDA PETER L & BA						
2079/1069	10/20/2016	WD	Q	I	01	799,300
GRANTOR: MCKINLEY JOHN M						
GRANTEE: STANLEY FARMS LLC						

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 \$.									