LOT 5
INCL PROPERTY E OF LOT TO
OCEAN MEAN HIGH WATERLINE

PEART RAYMOND E & PAMELA KOCH
40 ESHELMAN RD
LANCASTER, PA 17601

2025

00-SB-30-1944-0005-0000

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 60
Interior Floo	11	CLAY TILE 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

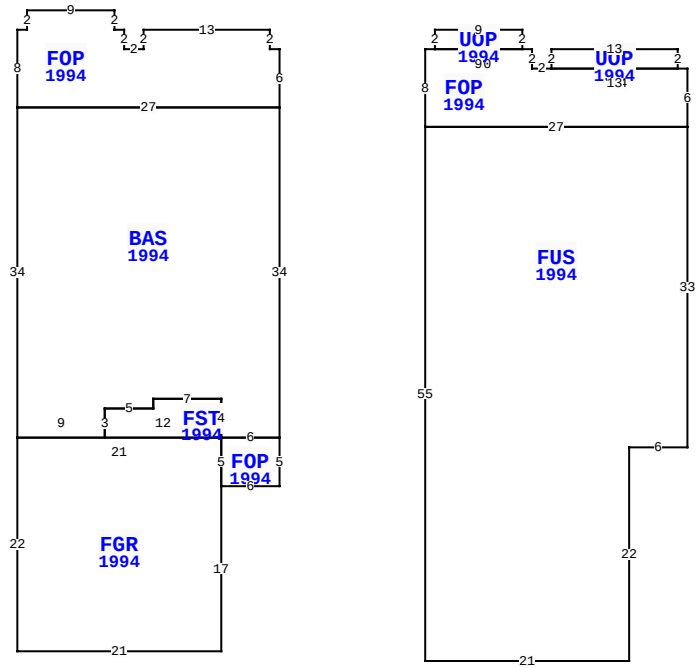
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 03
NEIGHBORHOOD/LOC 3015.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	875	100	1994	875	121,009
FGR	462	55	1994	254	35,127
FOP	30	30	1994	9	1,244
FOP	184	30	1994	55	7,607
FOP	228	30	1994	68	9,404
FST	43	55	1994	24	3,319
FUS	1,353	100	1994	1,353	187,113
UOP	18	20	1994	4	553
UOP	26	20	1994	5	692
TOTALS	3,219			2,647	366,067

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	162.7027	162.70	430,667	1994	1994	0	0	0	15.00	85.00

1 TOWNHOUSE - 0% - 0 Heated Area: 2228 HX Base Yr



4922 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	366,067
TOTAL MARKET OB/XF VALUE	5,051
TOTAL LAND VALUE - MARKET	1,100,000
TOTAL MARKET VALUE	1,471,118
SOH/AGL Deduction	0
ASSESSED VALUE	1,471,118
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,471,118
TOTAL JUST VALUE	1,471,118
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,455,001

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1225777	REMODEL	75,000	03/01/2012

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2520/1901	12/07/2021	QC	U	V	11	650,000
GRANTOR: D'ANGELIS RAYMOND F						
GRANTEE: PEART RAYMOND E & P						
0910/1755	12/10/1999	QC	Q	I	01	100
GRANTOR: ELGART EDWARD S & KAR						
GRANTEE: D'ANGELIS RAYMOND E						

BUILDING NOTES

BUILDING DIMENSIONS

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 $ PTR= E15 FOP=[YR=1994] E1 UOP=[YR=1994] N2 E9 S2 W9 $ E10 S2 E2 UOP=[YR=1994] N2 E13 S2 W13 $ E14 S6 FUS=[YR=1994] S33 W6 S22 W21 N55 E27 $ W27 N8 $ W15 $.

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	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	752.00	SF	5.20	5.20	100	1994	1994	3	66	2,581	
3	0825	BRICK	0	0	16	2	32.00	SF	12.50	12.50	100	1994	1994	3	89	356	
4	0825	BRICK	0	0	0	0	57.00	SF	12.50	12.50	100	1994	1994	3	89	634	

LAND DESCRIPTION

TOTAL OB/XF 5,051

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	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							

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