LOT 3
SEA MARSH VLG UNIT 2 PB 4/16

CANAL EUGENE REVOCABLE TRUST/CANAL EUGENE TRUSTEE
4 WATER OAK
FERNANDINA BEACH, FL 32034

2025

01-6N-29-0300-0003-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

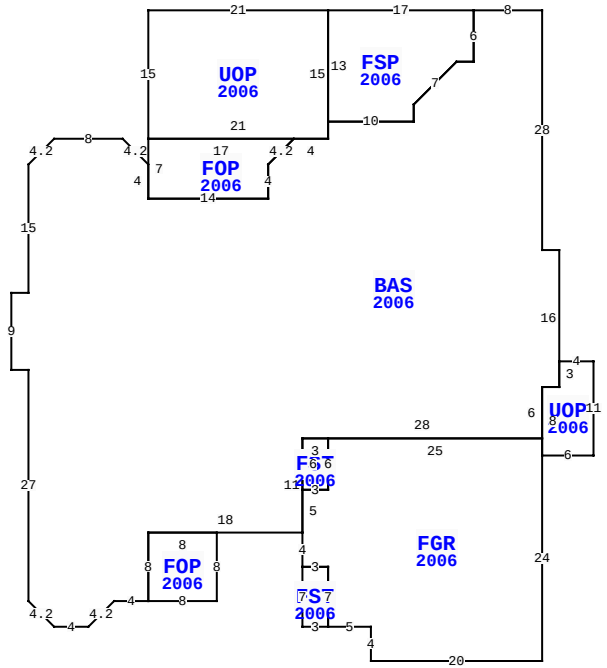
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 10
NEIGHBORHOOD/LOC	10001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,714	100	2006	2,714	422,177
FGR	657	55	2006	361	56,155
FOP	64	30	2006	19	2,956
FOP	103	30	2006	31	4,822
FSP	185	40	2006	74	11,512
FST	18	55	2006	10	1,555
FST	21	55	2006	12	1,866
UOP	60	20	2006	12	1,866
UOP	315	20	2006	63	9,800
TOTALS	4,137			3,296	512,710

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	3,296	108.1920	170.94	563,418	2006	2006	0	0	0	9.00	91.00

1 SFR CUST – 100% - 2007 Heated Area: 2714 HX Base Yr 2007



4 WATER OAK, FERNANDINA BEACH

BLD DATE	01/24/2007	KK	LGL DATE	
XF DATE	01/24/2007	KK	LAND DATE	05/07/2025 MLU
INC DATE			AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 5	Tax Dist:	
BUILDING MARKET VALUE		512,710
TOTAL MARKET OB/XF VALUE		28,000
TOTAL LAND VALUE - MARKET		700,000
TOTAL MARKET VALUE		1,240,710
SOH/AGL Deduction		609,896
ASSESSED VALUE		630,814
TOTAL EXEMPTION VALUE	HX HB WR	55,722
BASE TAXABLE VALUE		575,092
TOTAL JUST VALUE		1,240,710
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,167,765

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M11076	MECH OTHER	0	02/01/2006
E16504	ELEC OTHER	500	01/01/2006
P10451	OTHER	0	12/01/2005
C16632	CO ISSUED	340,000	11/01/2005
B16632	NEW CONSTR	340,000	11/01/2005
R08588	REPAIR/RRF	10,500	11/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2615/0318	11/09/2022	WD	U	I	11	100
GRANTOR: CANAL EUGENE JR						
GRANTEE: CANAL EUGENE REVOCA						
0570/0902	5/22/1989	WD	Q	V		62,500
GRANTOR: ORTO J J & E M						
GRANTEE: CANAL E JR & E						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W8 FSP=[YR=2006] W17 UOP=[YR=2006] W21 S15 FOP=[YR=2006] S7 E14 N4 U3 R3 W17$ E21 N15$ S13 E10 N2 U5 R5 E2 N6$ S6 W2 D5 L5 S2 W10 S2 W4 D3 L3 S4 W14 N4 U3 L3 W8 D3 L3 S15 W2 S9 E2 S27 D3 R3 E4 U3 R3 E4 FOP=[YR=2006] E8 N8 W8 S8$ N8 E18 FGR=[YR=2006] S4 FST=[YR=2006] S7 E3 N7 W3$ E3 S7 E5 S4 E20 N24 UOP=[YR=2006] E6 N11 W4 S3 W2 S8$ N2 W25 FST=[YR=2006] W3 S6 E3 N6$ S6 W3 S5$ N11 E28 N6 E2 N16 W2 N28$.

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	100	0	0	1.00	UT	2,000.00	2,000.00	100	2006	2006	3	89	1,780	
2	0855	CONC PAVER	0	100	0	0	2,936.00	SF	10.00	10.00	100	2006	2006	3	86	25,250	
3	0855	CONC PAVER	0	100	0	0	92.00	SF	10.00	10.00	100	2006	2006	3	86	791	
4	0810	CONCRETE A	0	100	8	4	32.00	SF	6.50	6.50	100	2006	2006	3	86	179	

LAND DESCRIPTION

TOTAL OB/XF 28,000

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	000140	C	RES GOLF	100		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	700,000.00	700,000.00	700,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 700,000 Market: 0 Agricultural: 0 Common: 700,000 PRINTED 07/30/2025 BY SYS