LOT 1
IN OR 2088/593
OCEANSIDE #3 PBK 5/401

JAHN FRANCIS X III & MARY CLARE
4947 SEA WATCH DR
FERNANDINA BEACH, FL 32034

2026

00-SB-30-1522-0001-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

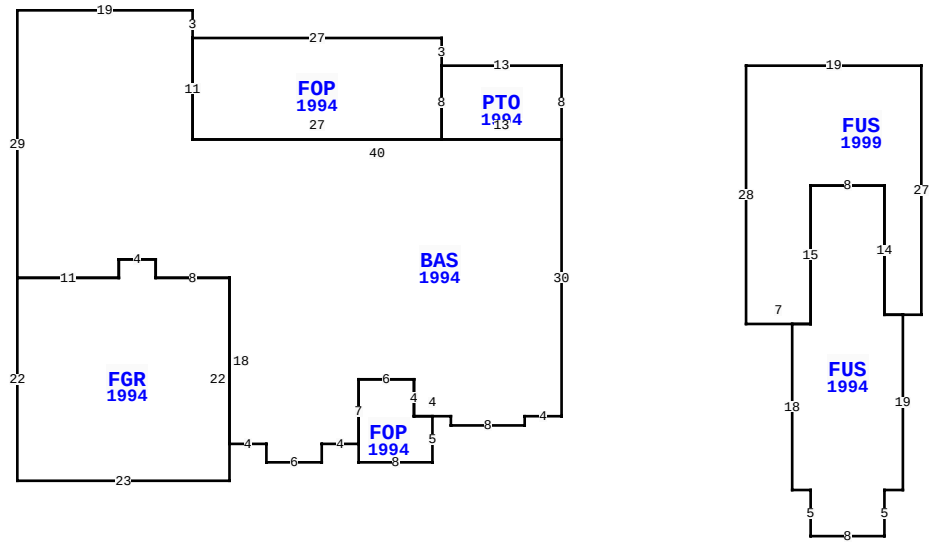
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 90
Interior Wall	08	DECORATIVE 10
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 03
NEIGHBORHOOD/LOC	3045.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,721	100	1994	1,721	338,781
FGR	514	55	1994	283	55,709
FOP	64	30	1994	19	3,740
FOP	297	30	1994	89	17,519
FUS	378	100	1994	378	74,410
FUS	408	100	1999	408	80,316
PTO	104	5	1994	5	984
TOTALS	3,486			2,903	571,459

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	2,903	140.3345	232.96	676,283	1994	1994	0	0	0	15.50	84.50

1 SFR CUST 100% - 2021 Heated Area: 2507 HX Base Yr 2021



4947 SEA WATCH DR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/14/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		571,459
TOTAL MARKET OB/XF VALUE		2,800
TOTAL LAND VALUE - MARKET		500,000
TOTAL MARKET VALUE		1,074,259
SOH/AGL Deduction		501,526
ASSESSED VALUE		572,733
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		521,322
TOTAL JUST VALUE		1,074,259
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,055,545

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1811921	MBR REMODEL	78,000	12/04/2018
B1802969	WINDOWS	40,800	03/21/2018
B9906144	ADDITION	31,000	06/01/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2088/0593	12/09/2016	WD	Q	I	01	450,000
GRANTOR: MURPHY SHELLY						
GRANTEE: JAHN FRANCIS XAVIER						
2023/1560	1/15/2016	PR	U	I	19	100
GRANTOR: WOOD MARSHALL E P/R						
GRANTEE: MURPHY SHELLY						

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=1994] W13 FOP=[YR=1994] N3 W27 BAS=[YR=1994] N3 W19 S29 FGR=[YR=1994] S22 E23 N22 W8 N2 W4 S2 W11$ E11 N2 E4 S2 E8 S18 E4 S2 E6 N2 E4 FOP=[YR=1994] S2 E8 N5 W2 N4 W6 S7$ N7 E6 S4 E4 S1 E8 N1 E4 N30 W40 N11$ S11 E27 N8$ S8 E13 N8 $ PTR=E20 FUS=[YR=1999] E19 S27 W2 FUS=[YR=1994] S19 W2 S5 W8 N5 W2 N18 E2 N15 E8 S14 E2 $ W2 N14 W8 S15 W7 N28 $ W20 $.

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
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1999	1999	3	80	2,800	

LAND DESCRIPTION

TOTAL OB/XF 2,800

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	000100	C	RES	100		PUD	0.00	0.00	1.00	UT		1.00	1.00	1.00	500,000.00	500,000.00	500,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 500,000 Market: 0 Agricultural: 0 Common: 500,000 PRINTED 07/09/2026 BY SYS