

LOT 1
IN OR 1881/854
SEAWALK PB 6/337

MCKISSON SHARON S TRUSTEE
95068 SEAWALK CT
FERNANDINA BEACH, FL 32034

2023

00-00-30-0609-0001-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

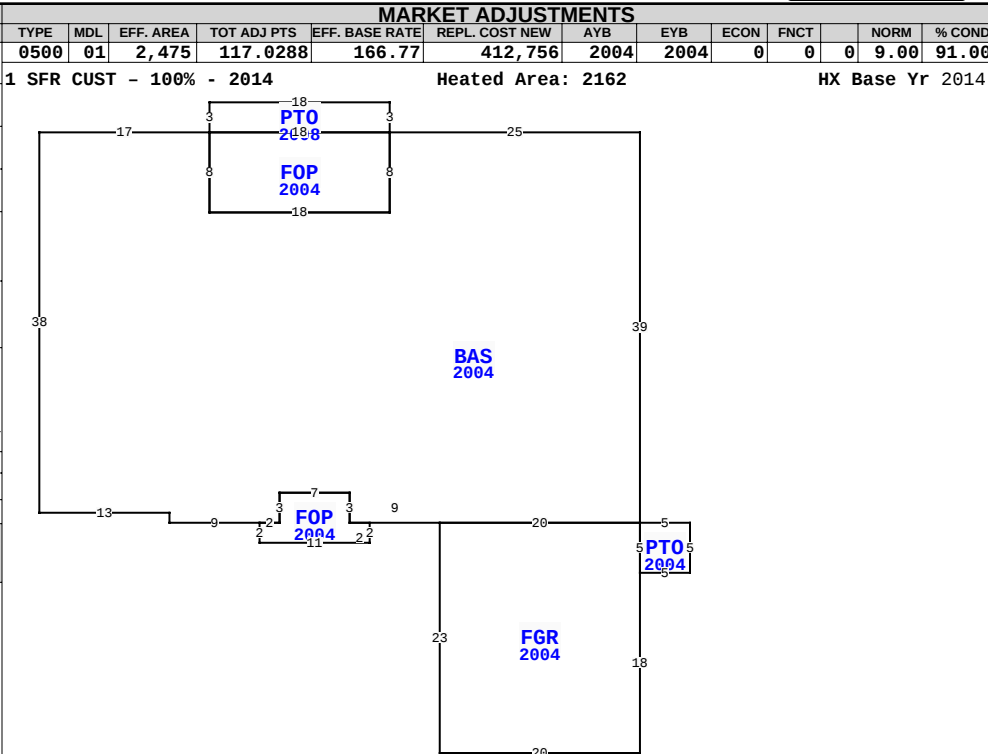
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA
NEIGHBORHOOD/LOC	3032.00	03

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,162	100	2,162	328,107
FGR	460	55	253	38,396
FOP	43	30	13	1,973
FOP	144	30	43	6,526
PTO	25	5	1	152
PTO	54	5	3	455

TOTALS	2,888		2,475	375,608
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
3	0855	CONC PAVER	0 100	0	0	1,398.00	SF	10.00	10.00
4	1272	H-SHUTR MD	0 100	0	0	61.00	UT	133.00	133.00
5	0910	SCRN RM L	0 100	18	3	54.00	SF	15.00	15.00
6	0855	CONC PAVER	0 100	0	0	216.00	SF	7.00	7.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	100		PUD	0.00	0.00	1.00



95068 SEAWALK CT, FERNANDINA BEACH	BLD DATE	LGL DATE
	XF DATE	LAND DATE
	INC DATE	AG DATE

ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
100	2006	2006	3	88	12,302	
100	2008	2008	3	40	3,245	
100	2017	2017	3	82	664	
100	2017	2017	3	97	1,467	

TOTAL OB/XF									
17,678									

NASSAU COUNTY PROPERTY		PAGE 1 of 1	8
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 8		Tax Dist:	
BUILDING MARKET VALUE		375,608	
TOTAL MARKET OB/XF VALUE		17,678	
TOTAL LAND VALUE - MARKET		250,000	
TOTAL MARKET VALUE		643,286	
SOH/AGL Deduction		249,786	
ASSESSED VALUE		393,500	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		343,500	
TOTAL JUST VALUE		643,286	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		633,726	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
1709467	SCNROOM	1,170	10/25/2017
B22040	XFOB	9,000	10/01/2008
B0413144	NEW CONSTR	157,973	07/01/2004

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1881/0854	9/26/2013	WD U	I	I	30
GRANTOR: MCKISSON GEORGE F JR					SALE PRICE
GRANTEE: MCKISSON SHARON S T					100
1856/1272	5/15/2013	WD Q	I	I	02
GRANTOR: VON WALDNER MICHAEL J					393,000
GRANTEE: MCKISSON GEORGE F J					

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2004] W25 PTO=[YR=2008] N3 W18 S3 E18\$ FOP=[YR=2004] W18 S8 E18N8\$ S8 W18 N8 W17 S38 E13 S1 E9 FOP=[YR=2004] S2 E11 N2 W2 N3 W7 S3 W2\$ E2 N3 E7 S3 E9 FGR=[YR=2004] S23 E20 N18 PTO=[YR=2004] E5 N5 W5 S5\$ N5 W20\$ E20 N39\$.									