LOT 3
IN OR 1119/1197
SEAWALK PB 6/337

HAYES HENRY T JR
P O BOX 15703
FERNANDINA BEACH, FL 32035-3112

**2023**

**00-00-30-0609-0003-0000**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 16 | WD FR STUC 100 |
| Roof Structur | 08 | IRREGULAR 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 11 | CLAY TILE 100 |
| 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 |

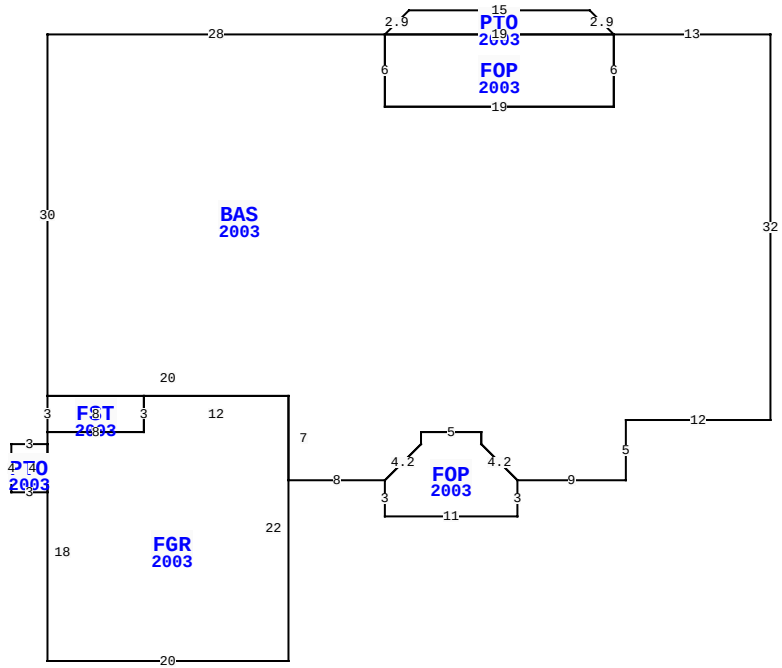
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 03
NEIGHBORHOOD/LOC 3032.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 1,877 | 100 | 1,877 | 306,375 |
| FGR | 416 | 55 | 229 | 37,378 |
| FOP | 62 | 30 | 19 | 3,101 |
| FOP | 114 | 30 | 34 | 5,549 |
| FST | 24 | 55 | 13 | 2,122 |
| PTO | 12 | 5 | 1 | 163 |
| PTO | 34 | 5 | 2 | 327 |
| TOTALS | 2,539 | | 2,175 | 355,016 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0500 | 01 | 2,175 | 126.5670 | 180.36 | 392,283 | 2003 | 2003 | 0 | 0 | 0 | 9.50 | 90.50 |

1 SFR CUST – 100% - 2004 Heated Area: 1877 HX Base Yr 2004




95054 SEAWALK CT, FERNANDINA BEACH

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | |
| INC DATE | | AG DATE | |

## VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 8 | Tax Dist: | |
| BUILDING MARKET VALUE | | 355,016 |
| TOTAL MARKET OB/XF VALUE | | 6,644 |
| TOTAL LAND VALUE - MARKET | | 250,000 |
| TOTAL MARKET VALUE | | 611,660 |
| SOH/AGL Deduction | | 272,804 |
| ASSESSED VALUE | | 338,856 |
| TOTAL EXEMPTION VALUE | HX HB VX VP WR | 143,657 |
| BASE TAXABLE VALUE | | 195,199 |
| TOTAL JUST VALUE | | 611,660 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 600,651 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| B0311044 | NEW CONSTR | 149,040 | 04/01/2003 |
| R034983 | REPAIR/RRF | 3,800 | 04/01/2003 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1119/1197 | 3/07/2003 | WD | Q | V | | 109,800 |
| GRANTOR: BRYLEN HOMES LTD | | | | | | |
| GRANTEE: HAYES HENRY T JR & | | | | | | |
| 1119/1195 | 3/07/2003 | WD | U | V | 19 | 83,700 |
| GRANTOR: SCOTT ROAD LLC | | | | | | |
| GRANTEE: BRYLEN HOMES LTD | | | | | | |

## BUILDING NOTES

## 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 | 0811 | CONCRETE B | 0 | 100 | 0 | 0 | 792.00 | SF | 5.20 | 5.20 | 100 | 2003 | 2003 | 3 | 84 | 3,459 | |
| 2 | 1126 | CB/STC 8" | 0 | 100 | 0 | 0 | 44.00 | SF | 8.00 | 8.00 | 100 | 2003 | 2003 | 3 | 84 | 296 | |
| 3 | 0810 | CONCRETE A | 0 | 100 | 0 | 0 | 495.00 | SF | 6.50 | 6.50 | 100 | 2003 | 2003 | 3 | 84 | 2,703 | |
| 4 | 0810 | CONCRETE A | 0 | 100 | 0 | 0 | 34.00 | SF | 6.50 | 6.50 | 100 | 2003 | 2003 | 3 | 84 | 186 | |

## BUILDING DIMENSIONS

BAS=[YR=2003] W13 PTO=[YR=2003] U2 L2 W15 D2 L2
FOP=[YR=2003] S6E19N6W19 $ E19$ S6 W19 N6W28 S30
FST=[YR=2003] S3 FGR=[YR=2003] S1 PTO=[YR=2003] W3 S4 E3
N4 $ S18 E20 N22 W12 S3 W8 $ E8 N3 W8 $E20 S7 E8
FOP=[YR=2003] S3 E11 N3 U3 L3 N1 W5 S1 D3 L3 $ U3 R3 N1
E5 S1 D3 R3 E9 N5 E12 N32$ .

## LAND DESCRIPTION

TOTAL OB/XF 6,644

| 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 | SFR | 100 | 0003 | PUD | 0.00 | 0.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 250,000.00 | 250,000.00 | 250,000 | | | | | | | |

REVIEW DATE 04/14/2020 BY DJA Total Acres: 0.00 Total Land Value: 250,000 Market: 0 Agricultural: 0 Common: 250,000 PRINTED 08/02/2023 BY SYS