LOT 10
SEAWALK PB 6/337

NIEBERLINE RICHARD DAVID & CAROL LOIS
95005 SEAWALK COURT
FERNANDINA BEACH, FL 32034

2023

00-00-30-0609-0010-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

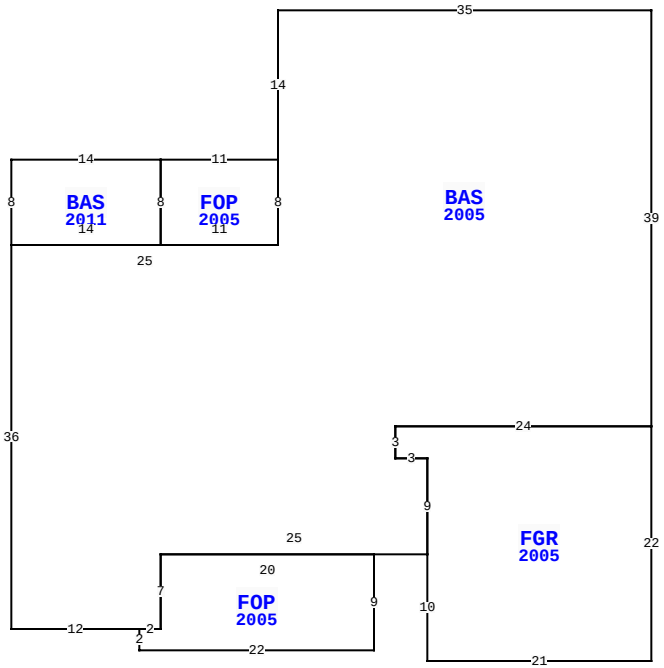
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 90
Interior Floo	14	CARPET 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	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	2,347	100	2,347	350,829
BAS	112	100	112	16,742
FGR	471	55	259	38,715
FOP	88	30	26	3,887
FOP	184	30	55	8,221
TOTALS	3,202		2,799	418,394

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,799	113.4000	161.60	452,318	2005	2007	0	0	0	7.50	92.50

1 SFR CUST – 100% - 2020 Heated Area: 2459 HX Base Yr 2020



95005 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		418,394
TOTAL MARKET OB/XF VALUE		46,361
TOTAL LAND VALUE - MARKET		250,000
TOTAL MARKET VALUE		714,755
SOH/AGL Deduction		316,291
ASSESSED VALUE		398,464
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		348,464
TOTAL JUST VALUE		714,755
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		709,113

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20003828	SCRNROOM	11,700	05/06/2020
20003539	SWIM POOL	30,000	04/27/2020
19012702	REMODEL	20,000	12/13/2019
B24176	ADDITION	9,386	12/01/2010
E15889	ELEC OTHER	2,000	10/01/2005
M10277	MECH OTHER	0	09/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2309/0199	9/27/2019	WD	Q	I	01	520,000
GRANTOR: BASILE DEANA &						
GRANTEE: NIEBERLINE RICHARD						
1317/0490	5/12/2005	WD	Q	V		132,800
GRANTOR: BRYLEN HOMES LTD						
GRANTEE: BASILE DEANA & PHIL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W35 S14 FOP=[YR=2005] W11 BAS=[YR=2011] W14 S8 E14 N8$ S8 E11 N8$ S8 W25S36 E12 FOP=[YR=2005] S2 E22 N9 W20 S7 W2$ E2 N7 E25 FGR=[YR=2005] S10 E21 N22 W24 S3 E3 S9$ N9 W3 N3 E24 N39$.

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	2005	2005	3	90	1,800	
2	0811	CONCRETE B	0	100	0	0	705.00	SF	5.20	5.20	100	2005	2005	3	87	3,189	
3	0810	CONCRETE A	0	100	0	0	142.00	SF	6.50	6.50	100	2005	2005	3	87	803	
4	0810	CONCRETE A	0	100	0	0	45.00	SF	6.50	6.50	100	2005	2005	3	87	254	
5	1126	CB/STC 8"	0	100	0	0	40.00	SF	8.00	8.00	100	2005	2005	3	87	278	
6	0861	POOL GUNIT	0	100	0	0	364.00	SF	85.00	85.00	100	2020	2020	3	95	29,393	
7	0855	CONC PAVER	0	100	0	0	427.00	SF	10.00	10.00	100	2020	2020	3	99	4,227	
8	0910	SCRN RM L	0	100	0	0	460.00	SF	15.00	15.00	100	2020	2020	3	93	6,417	

LAND DESCRIPTION

TOTAL OB/XF 46,361

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		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	250,000.00	250,000.00	250,000							

REVIEW DATE 06/15/2021 BY RKA Total Acres: 0.00 Total Land Value: 250,000 Market: 0 Agricultural: 0 Common: 250,000 PRINTED 08/02/2023 BY SYS