

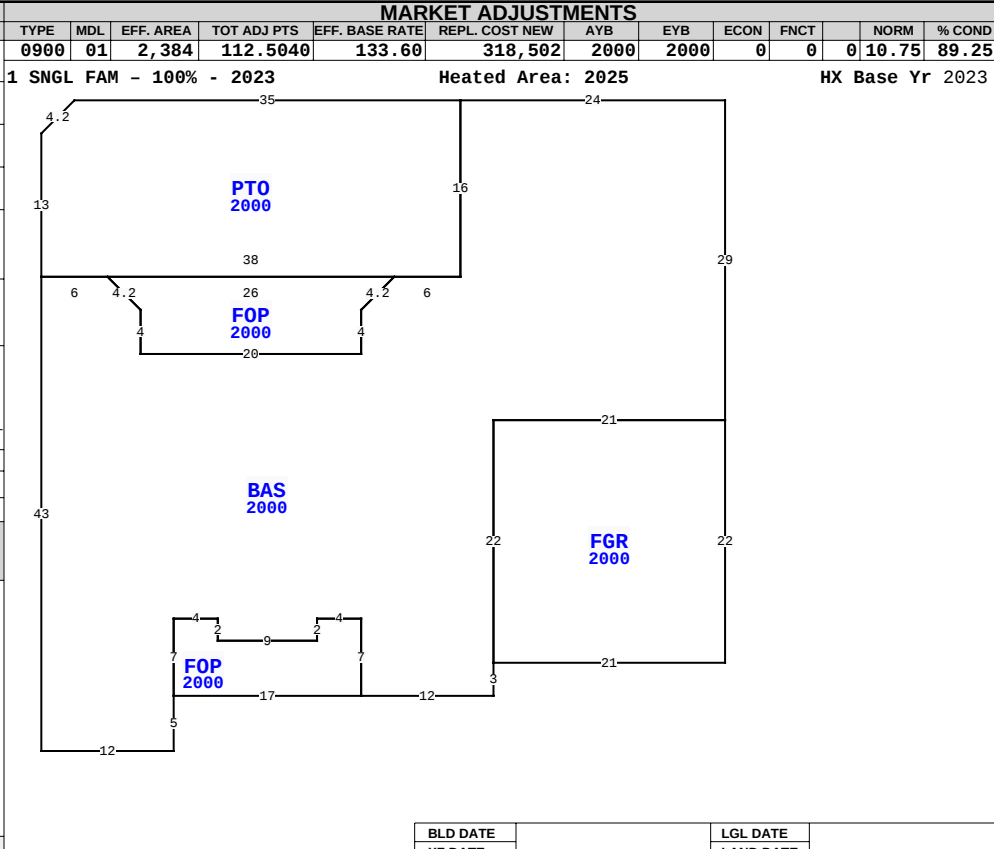


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4021.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,025	100	2,025	241,457
FGR	462	55	254	30,286
FOP	101	30	30	3,577
FOP	149	30	45	5,366
PTO	604	5	30	3,577
TOTALS	3,341		2,384	284,263

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
2	0811	CONCRETE B	0	100	0	0	1,412.00	SF	5.20	5.20	
3	0810	CONCRETE A	0	100	24	3	72.00	SF	6.50	6.50	



95023 SEA HAWK PL, FERNANDINA BEACH	BLD DATE		LGL DATE	
	XF DATE		LAND DATE	
	INC DATE		AG DATE	

NASSAU COUNTY PROPERTY									
PAGE 1 of 1 4									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 4					Tax Dist:				
BUILDING MARKET VALUE					284,263				
TOTAL MARKET OB/XF VALUE					6,248				
TOTAL LAND VALUE - MARKET					80,000				
TOTAL MARKET VALUE					370,511				
SOH/AGL Deduction					76,528				
ASSESSED VALUE					293,983				
TOTAL EXEMPTION VALUE					50,000				
BASE TAXABLE VALUE					243,983				
TOTAL JUST VALUE					370,511				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					345,115				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
996525	NEW CONSTR	96,070	10/01/1999

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2590/1880	9/09/2022	WD	U	I	37	365,000
GRANTOR: CASH4KEYS SOUTH FLORI						
GRANTEE: GLISSON JEREMIAH AN						
2590/1876	9/12/2022	WD	U	I	37	345,000
GRANTOR: SPARKS RICHARD A III						
GRANTEE: CASH4KEYS SOUTH FLO						

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2000] W24 PT0=[YR=2000] W35 D3 L3 S13 E38 N16\$ S16 W6 FOP=[YR=2000] W26 D3 R3 S4 E20 N4 R3 U3 \$ D3 L3 S4 W20 N4 U3 L3 W6 S43 E12 N5 FOP=[YR=2000] E17 N7 W4 S2 W9 N2 W4 S7 \$ N7 E4 S2 E9 N2 E4 S7 E12 N3 FGR=[YR=2000] E21N22 W21 S22 \$ N22E21 N29 \$.									

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		RS-1	0.00	0.00	1.00

TOTAL OB/XF									
UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR
LT		1.00	1.00	1.00	80,000.00	80,000.00	80,000		