LOT 15
IN OR 2121/1535
FIDDLERS WALK PB 5/237

BARRON SANDRA
95002 SEA HAWK PL
FERNANDINA BEACH, FL 32034

2023

46-3N-28-507F-0015-0000

BUILDING CHARACTERISTICS

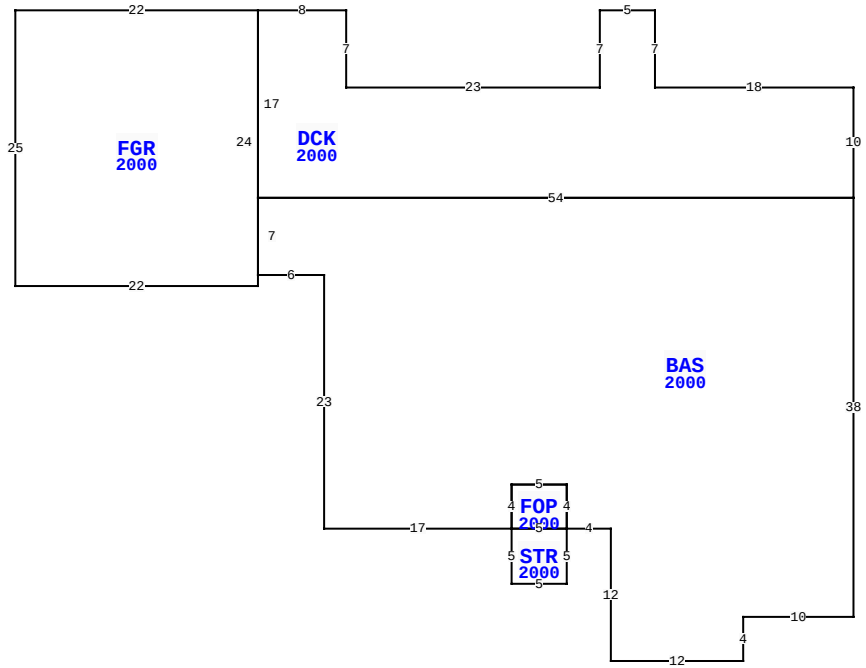
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	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	1,686	100	1,686	203,653
DCK	631	10	63	7,609
FGR	550	55	302	36,479
FOP	20	30	6	725
STR	25	10	2	242
TOTALS	2,912		2,059	248,709

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,059	113.9740	135.34	278,665	2000	2000	0	0	0	10.75	89.25

1 SNGL FAM – 100% - 2018 Heated Area: 1686 HX Base Yr 2018



95002 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		248,709
TOTAL MARKET OB/XF VALUE		14,988
TOTAL LAND VALUE - MARKET		160,000
TOTAL MARKET VALUE		423,697
SOH/AGL Deduction		144,452
ASSESSED VALUE		279,245
TOTAL EXEMPTION VALUE	HX HB SX	100,000
BASE TAXABLE VALUE		179,245
TOTAL JUST VALUE		423,697
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		385,063

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R1801098	REPAIR/RRF	18,275	02/01/2018
006944	NEW CONSTR	84,374	03/01/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2121/1535	5/22/2017	WD	Q	I	02	272,500
GRANTOR: DARLINGTON RUTH W						
GRANTEE: BARRON SANDRA						
0883/0153	5/13/1999	WD	Q	V		22,500
GRANTOR: HELMING DONNA A						
GRANTEE: DARLINGTON RUTH W						

BUILDING NOTES

BUILDING DIMENSIONS

DCK=[YR=2000] W18 N7 W5 S7 W23 N7 W8 FGR=[YR=2000] W22 S25 E22 N1 BAS=[YR=2000] E6 S23 E17 STR=[YR=2000] S5 E5 N5 FOP=[YR=2000] N4 W5S4 E5$ W5$ N4 E5 S4 E4 S12 E12N4 E10 N38 W54 S7$ N24$ S17 E54 N10$.

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	0810	CONCRETE A	0	100	0	0	816.00	SF	6.50	6.50	100	2000	2000	3	80	4,243	
2	0812	CONCRETE C	0	100	0	0	3,198.00	SF	4.00	4.00	100	2003	2003	3	84	10,745	

LAND DESCRIPTION

TOTAL OB/XF 14,988

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	000116	C	SFR MARSH	100		RS-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	160,000.00	160,000.00	160,000							

REVIEW DATE 11/22/2019 BY KWA Total Acres: 0.00 Total Land Value: 160,000 Market: 0 Agricultural: 0 Common: 160,000 PRINTED 08/02/2023 BY SYS