

LOT 17
IN OR 1917/1347
FIDDLERS WALK PB 5/237

MEEKS JESSE H
95018 SEA HAWK PLACE
FERNANDINA BEACH, FL 32034

2023

46-3N-28-507F-0017-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 80
Exterior Wall	16	WD FR STUC 20
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 50
Interior Floo	14	CARPET 50
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 04

NEIGHBORHOOD/LOC 4021.00

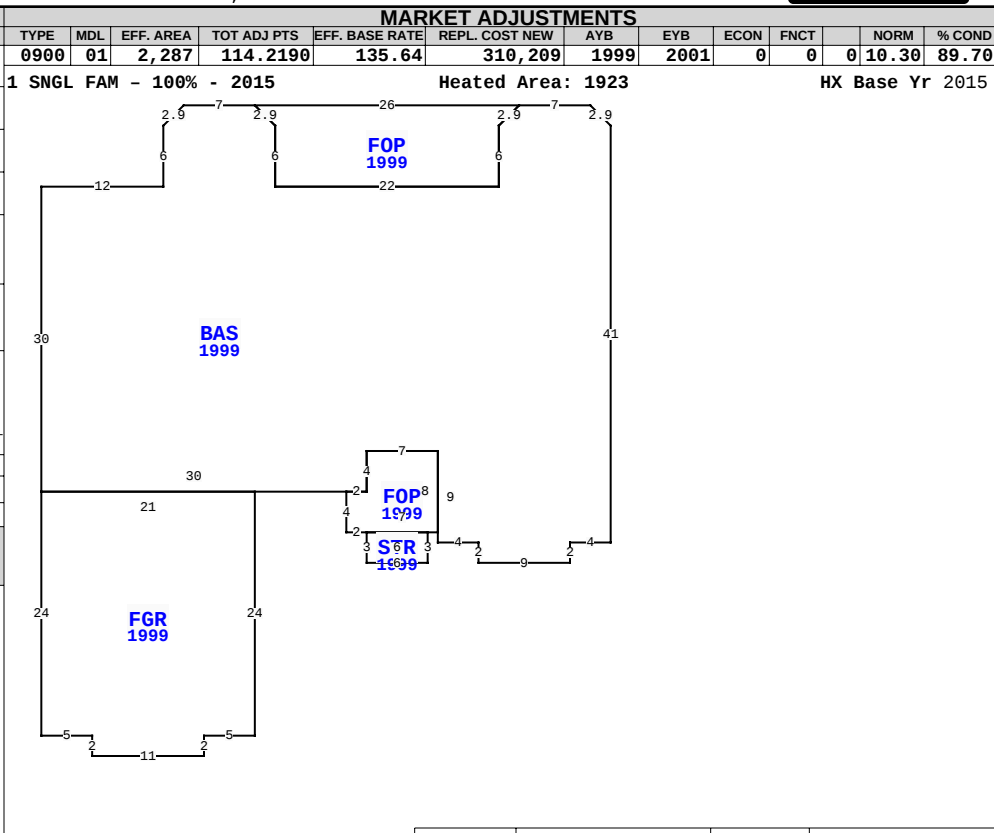
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,923	100	1,923	233,970
FGR	526	55	289	35,162
FOP	64	30	19	2,312
FOP	180	30	54	6,571
STR	18	10	2	243
TOTALS	2,711		2,287	278,257

EXTRA FEATURES

L N	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	1,984.00	SF	6.50	6.50	100	1999	1999	3	79	10,188	
2	1242	WD DECK A	0 100	4	4	16.00	SF	10.00	10.00	100	1999	1999	3	20	32	
3	1242	WD DECK A	0 100	4	4	16.00	SF	10.00	10.00	100	1999	1999	3	20	32	

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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							



95018 SEA HAWK PL, FERNANDINA BEACH

BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE

TOTAL OB/XF 10,252

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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							

NASSAU COUNTY PROPERTY										PAGE 1 of 1				4
VALUATION SUMMARY														
VALUATION BY					STANDARD									
Tax Group: 4					Tax Dist:									
BUILDING MARKET VALUE					278,257									
TOTAL MARKET OB/XF VALUE					10,252									
TOTAL LAND VALUE - MARKET					160,000									
TOTAL MARKET VALUE					448,509									
SOH/AGL Deduction					207,448									
ASSESSED VALUE					241,061									
TOTAL EXEMPTION VALUE					HX HB WR					55,000				
BASE TAXABLE VALUE					186,061									
TOTAL JUST VALUE					448,509									
NCON VALUE					0									
INCOME VALUE														
PREVIOUS YEAR MKT VALUE					408,959									