LOT 18
FIDDLERS WALK PB 5/237

SALZBURG ADAM D & AMANDA R
95048 SEA HAWK PL
FERNANDINA BEACH, FL 32034

2023

46-3N-28-507F-0018-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

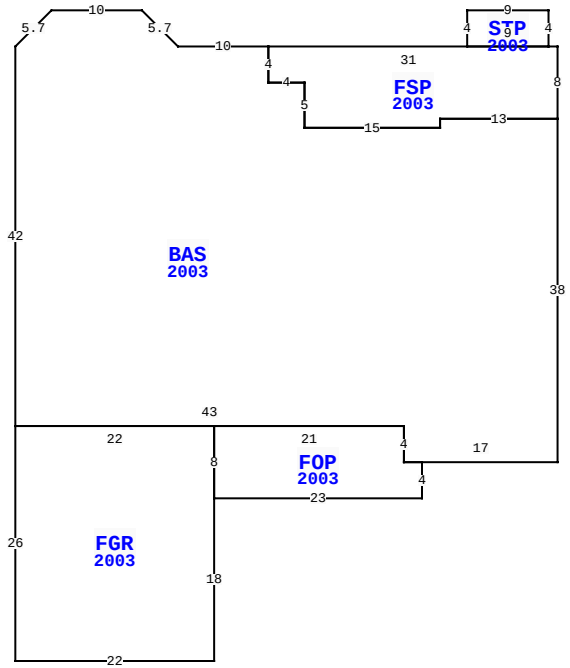
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	2,389	100	2,389	284,098
FGR	572	55	315	37,460
FOP	176	30	53	6,303
FSP	255	40	102	12,130
STP	36	10	4	476
TOTALS	3,428		2,863	340,465

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,863	108.8520	129.26	370,071	2003	2006	0	0	0	8.00	92.00

1 SNGL FAM – 100% - 2020 Heated Area: 2389 HX Base Yr 2020



95048 SEA HAWK PL, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		340,465
TOTAL MARKET OB/XF VALUE		11,080
TOTAL LAND VALUE - MARKET		160,000
TOTAL MARKET VALUE		511,545
SOH/AGL Deduction		227,236
ASSESSED VALUE		284,309
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		234,309
TOTAL JUST VALUE		511,545
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		465,253

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R2008730	REPAIR/RRF	20,043	10/01/2020
B1428813	864POLEBRN	18,351	05/01/2014
B19968	ADDITION	1,600	05/01/2007
P0363954	NEW CONSTR	200,000	06/01/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2322/1213	10/31/2019	TD	Q	I	01	420,000
GRANTOR: JOYCE M ALDRICH LIVIN						
GRANTEE: SALZBURG ADAM D & A						
1251/0314	8/05/2004	WD	U	I	01	100
GRANTOR: ALDRICH JOYCE M						
GRANTEE: ALDRICH JOYCE M TRU						

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=2003] W1 STP=[YR=2003] N4 W9 S4 E9 $ W31
BAS=[YR=2003] W10 U4 L4 W10 D4 L4 S42 FGR=[YR=2003] S26
E22 N18 FOP=[YR=2003] E23 N4 W2 N4 W21 S8$ N8 W22$ E43 S4 E17
N38 W13 S1 W15 N5 W4 N4$ S4 E4 S5 E15 N1 E13 N8$.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2003	2003	3	88	3,080	
2	0812	CONCRETE C	0	100	0	0	1,569.00	SF	4.00	4.00	100	2003	2003	3	84	5,272	
3	1126	CB/STC 8"	0	100	0	0	156.00	SF	8.00	8.00	100	2003	2003	3	84	1,048	
4	0351	CARPORT MT	0	100	20	12	240.00	SF	10.00	10.00	100	2014	2014	3	70	1,680	

LAND DESCRIPTION

TOTAL OB/XF 11,080

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