LOT 19
IN OR 1999/1305
FIDDLERS WALK PB 5/237

JOHNS ALBERT LANE & JOAN M
95070 SEA HAWK PLACE
FERNANDINA BEACH, FL 32034

2023

46-3N-28-507F-0019-0000

BUILDING CHARACTERISTICS

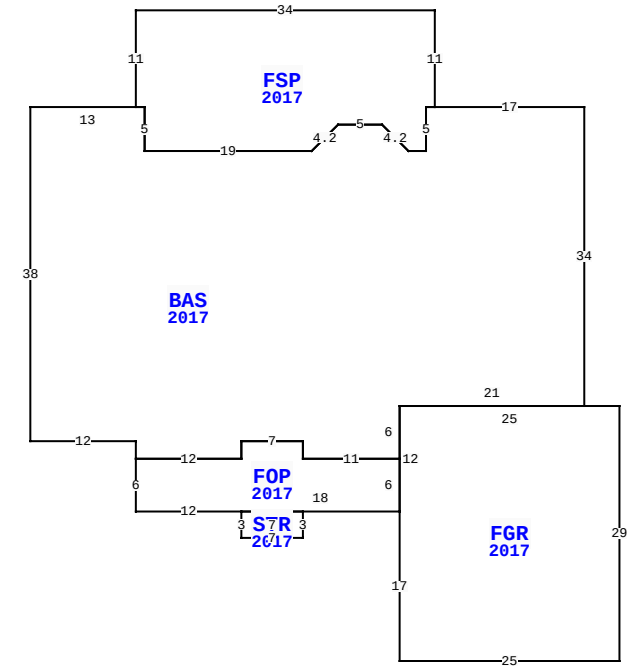
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	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	2,220	100	2,220	284,891
FGR	725	55	399	51,203
FOP	194	30	58	7,443
FSP	510	40	204	26,179
STR	21	10	2	256
TOTALS	3,670		2,883	369,974

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,883	110.8401	131.62	379,460	2017	2017	0	0	0	2.50	97.50

1 SNGL FAM – 100% - 2018 Heated Area: 2220 HX Base Yr 2018



95070 SEA HAWK PL, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		369,974
TOTAL MARKET OB/XF VALUE		7,917
TOTAL LAND VALUE - MARKET		160,000
TOTAL MARKET VALUE		537,891
SOH/AGL Deduction		300,712
ASSESSED VALUE		237,179
TOTAL EXEMPTION VALUE	HX HB VX VP	146,090
BASE TAXABLE VALUE		91,089
TOTAL JUST VALUE		537,891
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		489,009

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1632707	CO ISSUED	0	05/01/2017
B1632707	NEW CONSTR	298,428	07/21/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1999/1305	8/27/2015	WD	Q	V	01	55,000
GRANTOR: KLEPPER-SMITH DONALD						
GRANTEE: JOHNS ALBERT LANE &						
1144/1844	6/12/2003	WD	U	V	07	100
GRANTOR: MOONEYHAN JEFFREY						
GRANTEE: KLEPPER-SMITH DONAL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017] W17 FSP=[YR=2017] N11 W34 S11 E1 S5 E19 U3 R3 E5 D3 R3 E2 N5 E1$ W1 S5 W2 U3 L3 W5 D3 L3 W19 N5 W13 S38 E12 S2 FOP=[YR=2017] S6 E12 STR=[YR=2017] S3 E7 N3 W7$ E18 FGR=[YR=2017] S17 E25 N29 W25 S12$ N6 W11 N2 W7 S2 W12$ E12 N2 E7 S2 E11 N6 E21 N34$.

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	185.00	SF	6.50	6.50	100	2017	2017	3	97	1,166	
2	0812	CONCRETE C	0	100	0	0	1,740.00	SF	4.00	4.00	100	2017	2017	3	97	6,751	

LAND DESCRIPTION

TOTAL OB/XF 7,917

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 05/16/2018 BY KW Total Acres: 0.00 Total Land Value: 160,000 Market: 0 Agricultural: 0 Common: 160,000 PRINTED 08/02/2023 BY SYS