LOT 23
FIDDLERS WALK PB 5/237

REID ROBIN L & CHRISTOPHER J
95122 SEA HAWK PLACE
FERNANDINA BEACH, FL 32034

2023

46-3N-28-507F-0023-0000

BUILDING CHARACTERISTICS

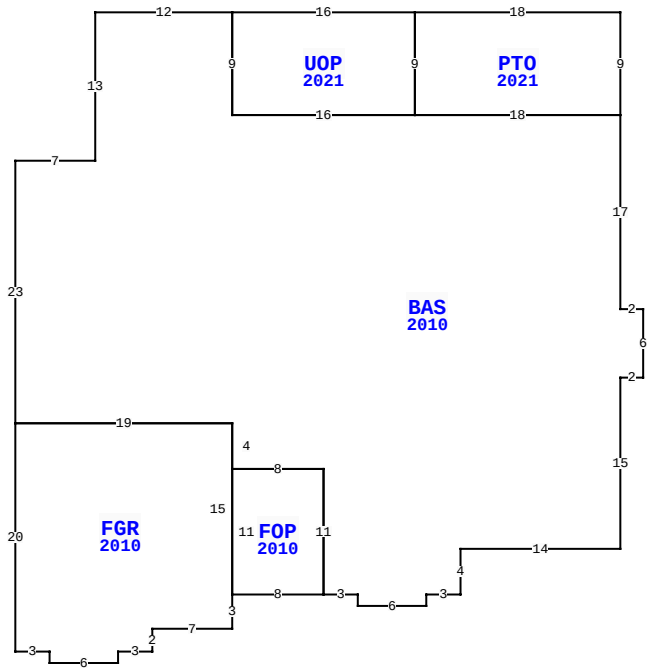
ELEMENT	CD	CONSTRUCTION
Exterior Wall	14	WD SHINGLE 80
Exterior Wall	16	WD FR STUC 20
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	1,895	100	1,895	248,544
FGR	372	55	205	26,888
FOP	88	30	26	3,410
PTO	162	5	8	1,049
UOP	144	20	29	3,803
TOTALS	2,661		2,163	283,695

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,163	117.5020	139.53	301,803	2010	2010	0	0	0	6.00	94.00

1 SNGL FAM – 100% - 2023 Heated Area: 1895 HX Base Yr 2023



95122 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		283,695
TOTAL MARKET OB/XF VALUE		10,944
TOTAL LAND VALUE - MARKET		80,000
TOTAL MARKET VALUE		374,639
SOH/AGL Deduction		0
ASSESSED VALUE		374,639
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		324,639
TOTAL JUST VALUE		374,639
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		333,661

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R13075	REPAIR/RRF	450	08/01/2012
B26334	REMODEL	6,230	08/01/2012
C18318	CO ISSUED	0	07/12/2010
M12241	MECH OTHER	0	11/01/2006
P11560	OTHER	0	09/01/2006
B18318	NEW CONSTR	149,160	08/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2536/0296	2/03/2022	WD	Q	I	01	460,000
GRANTOR: KIRKUS TONY JOE & MEL						
GRANTEE: REID ROBIN LOUISE &						
1878/1166	8/29/2013	QC	U	I	11	210,900
GRANTOR: KIRKUS TONY JOE & MEL						
GRANTEE: KIRKUS TONY JOE & M						

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=2021] N9 W18 S9 E18$ BAS=[YR=2010] W18
UOP=[YR=2021] N9 W16 S9 E16 $ W16 N9 W12 S13 W7 S23
FGR=[YR=2010] S20 E3 S1 E6 N1 E3 N2 E7 N3 FOP=[YR=2010] E8
N11 W8 S11 $ N15 W19 $ E19 S4 E8 S11 E3 S1 E6 N1 E3 N4 E14
N15 E2 N6 W2 N17 $.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2010	2010	3	94	3,290	
2	0811	CONCRETE B	0	100	0	0	1,600.00	SF	5.20	5.20	100	2010	2010	3	92	7,654	

LAND DESCRIPTION

TOTAL OB/XF 10,944

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	000100	C	SFR	100	0003		0.00	0.00	1.00	LT		1.00	1.00	1.00	80,000.00	80,000.00	80,000							

REVIEW DATE 06/07/2022 BY KW Total Acres: 0.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 08/02/2023 BY SYS