

LOT 1
IN OR 1881/854
SEAWALK PB 6/337

MCKISSON SHARON S TRUSTEE
95068 SEAWALK CT
FERNANDINA BEACH, FL 32034

2024

00-00-30-0609-0001-0000



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	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

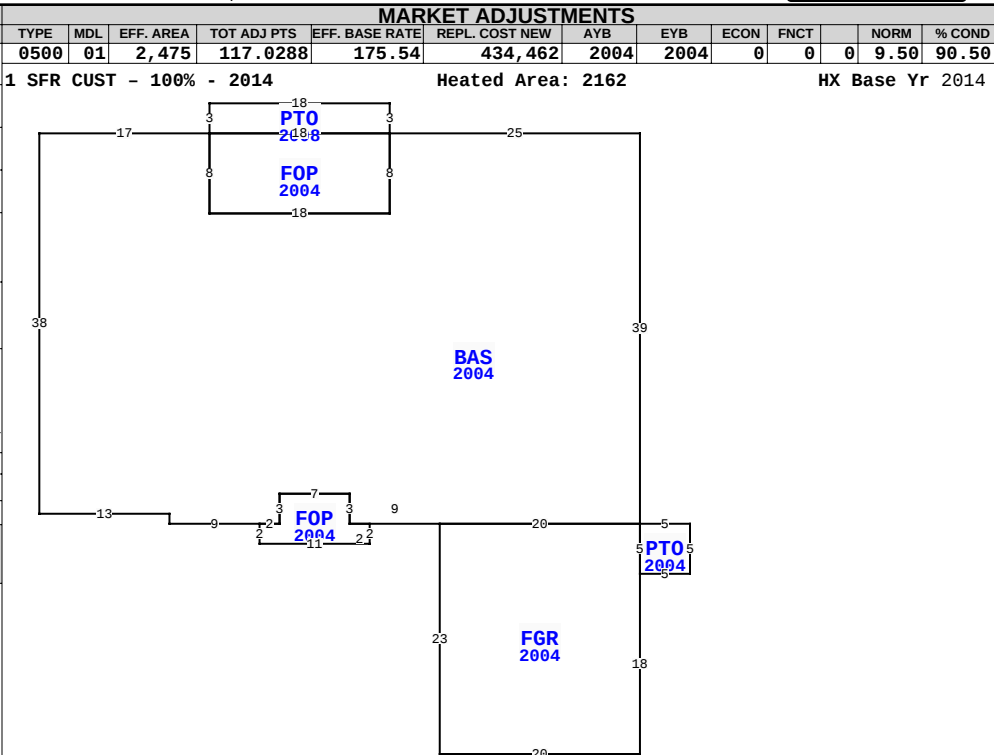
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA
		03
NEIGHBORHOOD/LOC	3032.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,162	100	2,162	343,463
FGR	460	55	253	40,193
FOP	43	30	13	2,065
FOP	144	30	43	6,831
PTO	25	5	1	159
PTO	54	5	3	477

TOTALS	2,888		2,475	393,188
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0855	CONC PAVER	0	100	0	0	1,398.00	SF	10.00	10.00	
2	1272	H-SHUTR MD	0	100	0	0	61.00	UT	133.00	133.00	
3	0910	SCRN RM L	0	100	18	3	54.00	SF	15.00	15.00	
4	0855	CONC PAVER	0	100	0	0	216.00	SF	7.00	7.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000100	C	SFR	100		PUD	0.00	0.00	1.00	LT	



95068 SEAWALK CT, FERNANDINA BEACH	BLD DATE	LGL DATE	04/03/2024	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

TOTAL OB/XF											
											17,102

NASSAU COUNTY PROPERTY				PAGE 1 of 1	8
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 8		Tax Dist:	
BUILDING MARKET VALUE				393,188	
TOTAL MARKET OB/XF VALUE				17,102	
TOTAL LAND VALUE - MARKET				350,000	
TOTAL MARKET VALUE				760,290	
SOH/AGL Deduction				354,985	
ASSESSED VALUE				405,305	
TOTAL EXEMPTION VALUE		HX HB		50,000	
BASE TAXABLE VALUE				355,305	
TOTAL JUST VALUE				760,290	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				643,286	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
1709467	SCNROOM	1,170	10/25/2017
B22040	XFOB	9,000	10/01/2008
B0413144	NEW CONSTR	157,973	07/01/2004

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1881/0854	9/26/2013	WD U	I	I	30
GRANTOR: MCKISSON GEORGE F JR					
GRANTEE: MCKISSON SHARON S T					
1856/1272	5/15/2013	WD Q	I	I	02
GRANTOR: VON WALDNER MICHAEL J					
GRANTEE: MCKISSON GEORGE F J					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2004] W25 PTO=[YR=2008] N3 W18 S3 E18\$ FOP=[YR=2004] W18 S8 E18N8\$ S8 W18 N8 W17 S38 E13 S1 E9 FOP=[YR=2004] S2 E11 N2 W2 N3 W7 S3 W2\$ E2 N3 E7 S3 E9 FGR=[YR=2004] S23 E20 N18 PTO=[YR=2004] E5 N5 W5 S5\$ N5 W20\$ E20 N39\$.											