



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 Floop	15	HARDTILE 100
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

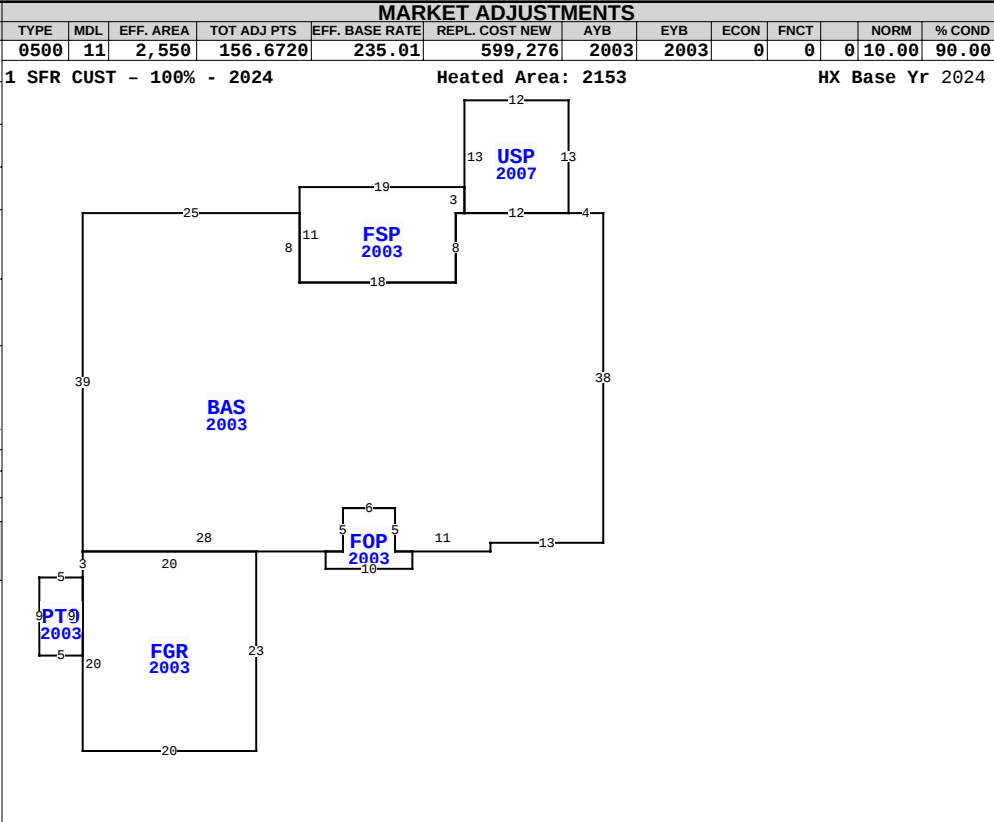
Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 03
NEIGHBORHOOD/LOC	3032.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,153	100	2,153	455,379
FGR	460	55	253	53,512
FOP	50	30	15	3,173
FSP	201	40	80	16,921
PTO	45	5	2	423
USP	156	30	47	9,941

TOTALS	3,065		2,550	539,348
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
2	0855	CONC PAVER	0	100	0	0	1,321.00	SF	10.00
3	0855	CONC PAVER	0	100	0	0	21.00	SF	10.00
4	1126	CB/STC 8"	0	100	0	0	40.00	SF	8.00
5	0855	CONC PAVER	0	100	0	0	561.00	SF	10.00
6	0861	POOL GUNIT	0	100	0	0	408.00	SF	85.00
7	0855	CONC PAVER	0	100	0	0	606.00	SF	10.00
8	0871	POOL HTR R	1	100	0	0	1.00	UT	2,000.00

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



95058 SEAWALK CT, FERNANDINA BEACH	BLD DATE		LGL DATE	04/03/2024	MLU
	XF DATE		LAND DATE		
	INC DATE		AG DATE		

TOTAL OB/XF									
61,585									

NASSAU COUNTY PROPERTY									
PAGE 1 of 1									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 8					Tax Dist:				
BUILDING MARKET VALUE					539,348				
TOTAL MARKET OB/XF VALUE					61,585				
TOTAL LAND VALUE - MARKET					350,000				
TOTAL MARKET VALUE					950,933				
SOH/AGL Deduction					0				
ASSESSED VALUE					950,933				
TOTAL EXEMPTION VALUE					HX HB 50,000				
BASE TAXABLE VALUE					900,933				
TOTAL JUST VALUE					950,933				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					825,935				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2000007	SWIM POOL	80,000	01/02/2020
B0516806	SCRN LANAI	3,100	09/01/2005
B0311239	NEW CONSTR	170,460	06/01/2003
R035126	REPAIR/RRF	4,800	06/01/2003

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2624/0264	3/06/2023	WD	Q	I	01	1,200,000	
GRANTOR: CORNELL VINCENT B & A							
GRANTEE: LOUMEAU JESSICA G &							
2108/0791	3/16/2017	WD	Q	I	02	437,000	
GRANTOR: CHURCHILL DAVID A							
GRANTEE: CORNELL VINCENT B &							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2003] W4 USP=[YR=2007] N13 W12 S13 E12\$ W12									
FSP=[YR=2003] N3 W19 S11E18 N8 E1\$ W1 S8 W18 N8 W25 S39									
FGR=[YR=2003] S3 PTO=[YR=2003] W5 S9 E5 N9 \$ S20 E20 N23 W20\$									
E28 FOP=[YR=2003] S2 E10 N2 W2 N5 W6 S5 W2\$ E2 N5 E6 S5 E11									
N1 E13 N38 \$.									