LOT 6
IN OR 1382/1248
SEAWALK PB 6/337

MELNICK LAWRENCE S & RONNIE B/SEIDEN SARA C
95036 SEAWALK COURT
FERNANDINA BEACH, FL 32034

2024

00-00-30-0609-0006-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

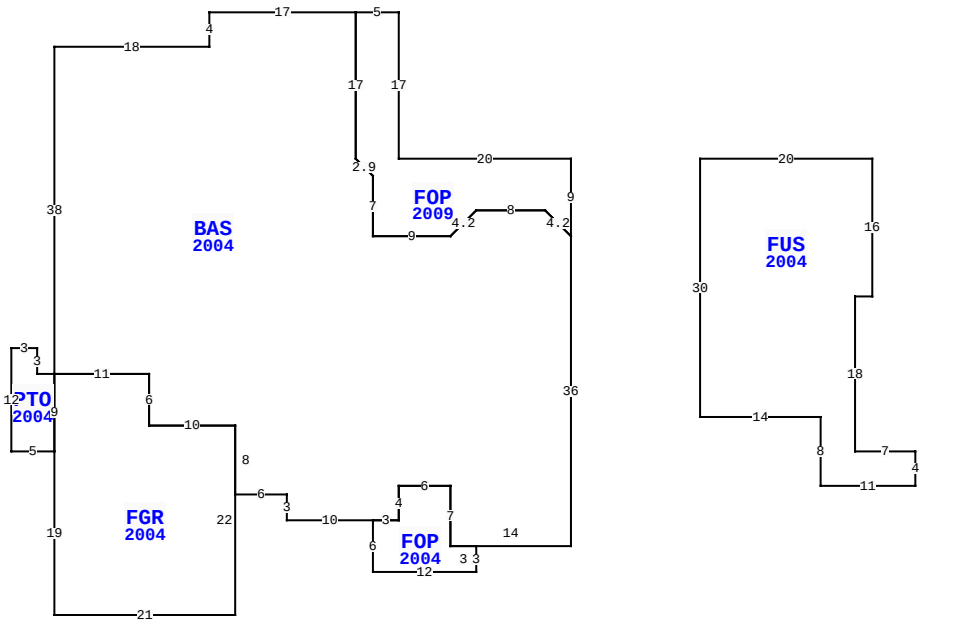
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	2,570	100	2,570	370,903
FGR	528	55	290	41,853
FOP	87	30	26	3,752
FOP	261	30	78	11,257
FUS	632	100	632	91,210
PTO	54	5	3	433
TOTALS	4,132		3,599	519,409

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	3,599	106.3125	159.47	573,933	2004	2004	0	0	0	9.50	90.50

1 SFR CUST – 100% - 2006 Heated Area: 3202 HX Base Yr 2006



95036 SEAWALK CT, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/03/2024 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		519,409
TOTAL MARKET OB/XF VALUE		16,713
TOTAL LAND VALUE - MARKET		350,000
TOTAL MARKET VALUE		886,122
SOH/AGL Deduction		437,243
ASSESSED VALUE		448,879
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		398,879
TOTAL JUST VALUE		886,122
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		763,790

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B23179	XFOB	11,361	01/01/2010
B0922974	SWIM POOL	22,000	10/01/2009
B0412949	NEW CONSTR	223,874	06/01/2004
R046252	REPAIR/RRF	5,000	06/01/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1382/1248	1/18/2006	WD	U	I	01	100
GRANTOR: MELNICK LAWRENCE S &						
GRANTEE: MELNICK LAWRENCE S						
1229/1697	5/12/2004	WD	Q	V		112,300
GRANTOR: BRYLEN HOMES LTD						
GRANTEE: MELNICK LAWRENCE &						

BUILDING NOTES

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	2004	2004	3	88	3,080	
2	0811	CONCRETE B	0	100	0	0	542.00	SF	5.20	5.20	100	2004	2004	3	84	2,367	
3	0810	CONCRETE A	0	100	0	0	107.00	SF	6.50	6.50	100	2004	2004	3	84	584	
4	0861	POOL GUNIT	0	100	0	0	140.00	SF	85.00	85.00	100	2009	2009	3	56	6,664	
5	0845	KOOL DECK	0	100	0	0	217.00	SF	7.25	7.25	100	2009	2009	3	90	1,416	
6	0911	SCRN RM A	0	100	0	0	340.00	SF	17.50	17.50	100	2009	2009	3	40	2,380	
7	1126	CB/STC 8"	0	100	11	3	33.00	SF	8.00	8.00	100	2004	2004	3	84	222	

BUILDING DIMENSIONS

FOP=[YR=2009] W20 N17 W5 BAS=[YR=2004] W17 S4 W18 S38 PTO=[YR=2004] W2 N3 W3 S12 E5 FGR=[YR=2004] S19 E21 N22 W10 N6 W11 S9$ N9$ E11 S6 E10 S8 E6 S3 E10 FOP=[YR=2004] S6 E12 N3 W3 N7 W6 S4 W3$ E3 N4 E6 S7 E14 N36 L3 U3 W8 L3 D3 W9 N7 U2 L2 N17$ S17 R2 D2 S7 E9 U3 R3 E8 R3 D3 N9$ PTR=E15 FUS=[YR=2004] E20 S16 W2 S18 E7 S4 W11 N8 W14 N30$ W15$.

LAND DESCRIPTION

TOTAL OB/XF 16,713

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	000100	C	SFR	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	350,000.00	350,000.00	350,000							

REVIEW DATE 04/14/2020 BY DJA Total Acres: 0.00 Total Land Value: 350,000 Market: 0 Agricultural: 0 Common: 350,000 PRINTED 08/06/2024 BY SYS