LOT 14
IN OR 2050/1739
SEAWALK PB 6/337

BROWN DENNIS & BARBARA
95025 SEAWALK CT
FERNANDINA BEACH, FL 32034

2024

00-00-30-0609-0014-0000

NASSAU COUNTY PROPERTY

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

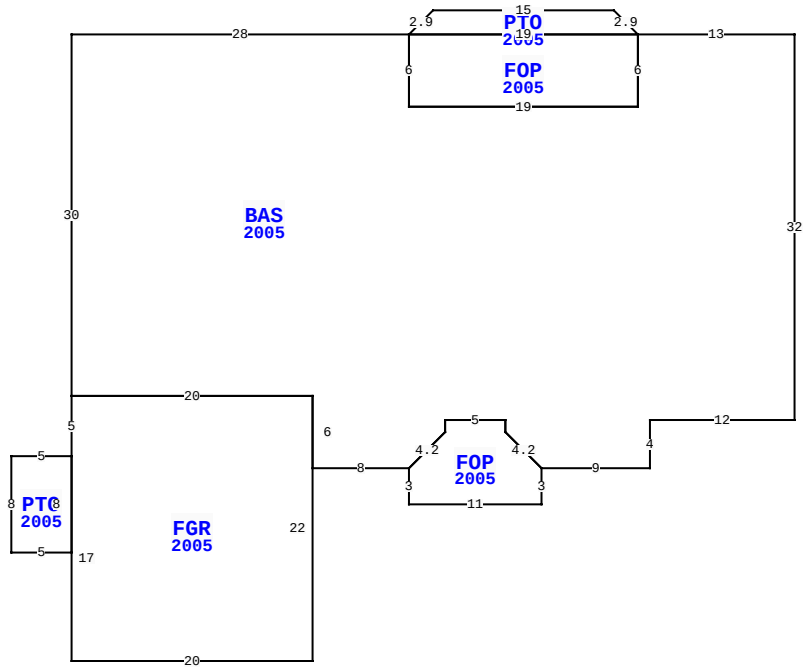
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 03
NEIGHBORHOOD/LOC 3032.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,849	100	1,849	304,111
FGR	440	55	242	39,802
FOP	62	30	19	3,125
FOP	114	30	34	5,592
PTO	34	5	2	329
PTO	40	5	2	329
TOTALS	2,539		2,148	353,289

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,148	120.4959	180.74	388,230	2005	2005	0	0	0	9.00	91.00

1 SFR CUST – 100% - 2019 Heated Area: 1849 HX Base Yr 2019



95025 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		353,289
TOTAL MARKET OB/XF VALUE		9,344
TOTAL LAND VALUE - MARKET		350,000
TOTAL MARKET VALUE		712,633
SOH/AGL Deduction		340,632
ASSESSED VALUE		372,001
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		322,001
TOTAL JUST VALUE		712,633
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		596,911

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0413242	NEW CONSTR	139,720	07/01/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2050/1739	6/06/2016	WD	Q	I	01	355,000
GRANTOR: MCCLOSKEY BRIAN D & P						
GRANTEE: BROWN DENNIS & BARB						
1243/0254	7/06/2004	WD	Q	V		112,300
GRANTOR: BRYLEN HOMES LTD						
GRANTEE: MCCLOSKEY BRIAN & P						

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	2005	2005	3	89	3,115	
2	0811	CONCRETE B	0	100	0	0	735.00	SF	5.20	5.20	100	2005	2005	3	86	3,287	
3	0810	CONCRETE A	0	100	0	0	144.00	SF	6.50	6.50	100	2005	2005	3	86	805	
4	0855	CONC PAVER	0	100	0	0	192.00	SF	10.00	10.00	100	2017	2017	3	97	1,862	
5	1126	CB/STC 8"	0	100	0	0	40.00	SF	8.00	8.00	100	2005	2005	3	86	275	

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W13 PTO=[YR=2005] U2 L2 W15 D2 L2 E19$
FOP=[YR=2005] W19 S6 E19 N6$ S6 W19 N6 W28S30 FGR=[YR=2005]
S5 PTO=[YR=2005] W5 S8 E5 N8$ S17 E20 N22 W20$ E20 S6E8
FOP=[YR=2005] S3 E11 N3 U3 L3 N1 W5 S1 D3 L3 $ U3 R3 N1
E5 S1 D3 R3 E9 N4 E12 N32$.

LAND DESCRIPTION

TOTAL OB/XF 9,344

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	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