LOT 15
IN OR 1903/1514
SEAWALK PB 6/337

KORMAN MARK S & PEGGY C REV TRUST/KORMAN PEGGY C T
9579 E SILENT HILLS PL
LONE TREE, CO 80124

2024

00-00-30-0609-0015-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

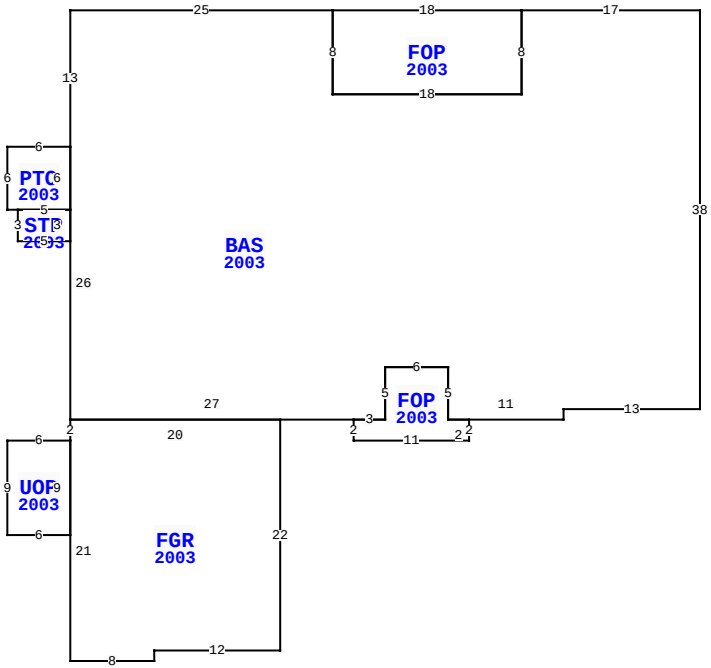
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	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	2,153	100	2,153	324,914
FGR	448	55	246	37,124
FOP	52	30	16	2,415
FOP	144	30	43	6,489
PTO	36	5	2	302
STP	15	10	2	302
UOP	54	20	11	1,660
TOTALS	2,902		2,473	373,206

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,473	111.7872	167.68	414,673	2003	2003	0	0	0	10.00	90.00

1 SFR CUST – 0% - 0 Heated Area: 2153 HX Base Yr



95029 SEAWALK CT, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	373,206
TOTAL MARKET OB/XF VALUE	30,474
TOTAL LAND VALUE - MARKET	350,000
TOTAL MARKET VALUE	753,680
SOH/AGL Deduction	181,745
ASSESSED VALUE	571,935
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	571,935
TOTAL JUST VALUE	753,680
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	637,990

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20218169	REPAIR/RRF	14,000	08/01/2021
B1803229	SCRN	16,060	03/29/2018
B1803229	SCRN	10,060	03/29/2018
B0311882	ADDITION	2,499	10/01/2003
B0311585	XFOB	12,600	08/01/2003
B0310929	NEW CONSTR	167,760	01/01/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1903/1514	2/11/2014	WD	U	I	30	100
GRANTOR: KORMAN MARK S & PEGGY						
GRANTEE: KORMAN MARK S & PEG						
1114/0938	2/20/2003	WD	Q	V		92,800
GRANTOR: BRYLEN HOMES LTD						
GRANTEE: KORMAN MARK & PEGGY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2003] W17 FOP=[YR=2003] W18 S8 E18 N8$ S8 W18 N8 W25 S13 PTO=[YR=2003] W6 S6 E1 STP=[YR=2003] S3 E5 N3 W5$ E5 N6$ S26 FGR=[YR=2003] S2 UOP=[YR=2003] W6 S9 E6 N9$ S21 E8 N1 E12 N22 W20$ E27 FOP=[YR=2003] S2 E11N2W2 N5 W6 S5 W3$ E3N5E6S5 E11 N1 E13 N38$.

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	0	0	0	1.00	UT	3,500.00	3,500.00	100	2003	2003	3	87	3,045	
2	0812	CONCRETE C	0	0	0	0	1,155.00	SF	4.00	4.00	100	2003	2003	3	83	3,835	
3	0810	CONCRETE A	0	0	0	0	16.00	SF	6.50	6.50	100	2003	2003	3	83	86	
4	0855	CONC PAVER	0	0	0	0	584.00	SF	10.00	10.00	100	2018	2018	3	97	5,665	
5	0911	SCRN RM A	0	0	0	0	672.00	SF	17.50	17.50	100	2018	2018	3	82	9,643	
6	0810	CONCRETE A	0	0	6	9	54.00	SF	6.50	6.50	100	2003	2003	3	83	291	
7	1126	CB/STC 8"	0	0	0	0	40.00	SF	8.00	8.00	100	2003	2003	3	83	266	
8	0810	CONCRETE A	0	0	6	3	18.00	SF	6.50	6.50	100	2003	2003	3	83	97	
9	0861	POOL GUNIT	0	0	0	0	88.00	SF	85.00	85.00	100	2003	2003	3	32	2,394	
10	0476	VF 6 SBPL	0	0	0	0	66.00	LF	32.00	32.00	100	2004	2004	3	64	1,352	

TOTAL OB/XF 26,674

LAND DESCRIPTION

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	0	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 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 350,000 Market: 0 Agricultural: 0 Common: 350,000 PRINTED 08/06/2024 BY SYS

LOT 15
IN OR 1903/1514
SEAWALK PB 6/337

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NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

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TOTALS				

MARKET ADJUSTMENTS

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BUILDING NOTES

BUILDING DIMENSIONS

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
11	0855	CONC PAVER	0	0	0	0	459.00	SF	7.00	7.00	100	2018	2018	3	97	3,117	
12	1134	LANDSCP BL	0	0	0	0	230.00	SF	3.00	3.00	100	2018	2018	3	99	683	

LAND DESCRIPTION

TOTAL OB/XF 3,800

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

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 350,000 Market: 0 Agricultural: 0 Common: 350,000 PRINTED 08/06/2024 BY SYS