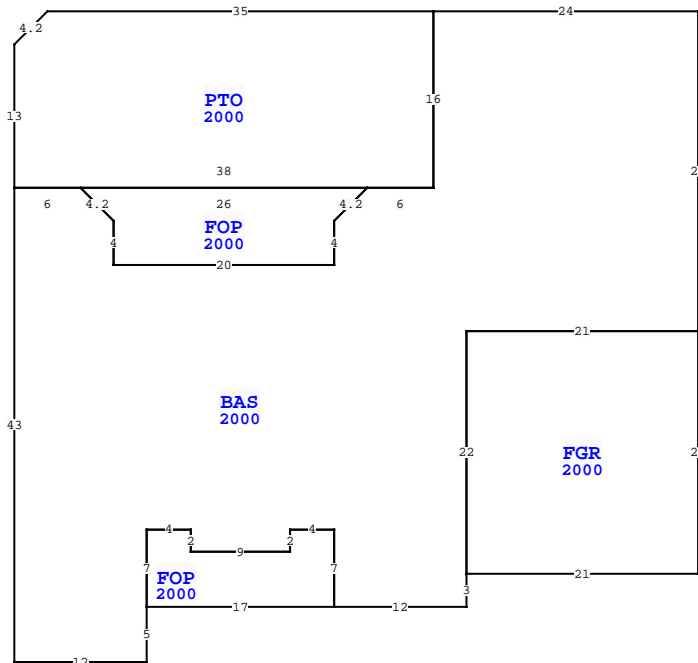


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 60
Interior Floor	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0900	01	2,384	112.5040	140.63	335,262	2000	2000	0	0	0	11.25	88.75
1 SNGL FAM - 100% - 2023 Heated Area: 2025 HX Base Yr 2023												



Quality	03	Quality Level 03		
DOR CODE	0100	SINGLE FAMILY		
MAP NUM		MKT AREA 04		
NEIGHBORHOOD/LOC	4021.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,025	100	2,025	252,739
FGR	462	55	254	31,702
FOP	101	30	30	3,744
FOP	149	30	45	5,616
PTO	604	5	30	3,744
TOTALS	3,341		2,384	297,545

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			297,545
TOTAL MARKET OB/XF VALUE			6,170
TOTAL LAND VALUE - MARKET			95,000
TOTAL MARKET VALUE			398,715
SOH/AGL Deduction			95,913
ASSESSED VALUE			302,802
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			252,802
TOTAL JUST VALUE			398,715
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			370,511

PERMIT NUM	DESCRIPTION	AMT	ISSUED
996525	NEW CONSTR	96,070	10/01/1999

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2590/1876	9/12/2022	WD	U	I	37	345,000
GRANTOR: SPARKS RICHARD A III						
GRANTEE: CASH4KEYS SOUTH FLO						
2590/1880	9/09/2022	WD	U	I	37	365,000
GRANTOR: CASH4KEYS SOUTH FLORI						
GRANTEE: GLISSON JEREMIAH AN						

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	0811	CONCRETE B	0	100	0	0		5.20	5.20	100	2000	2000	3	79	5,800	
2	0810	CONCRETE A	0	100	24	3		6.50	6.50	100	2000	2000	3	79	370	

95023 SEA HAWK PL, FERNANDINA BEACH													BLD DATE		LGL DATE		
													XF DATE		LAND DATE	04/03/2024	MLU
													INC DATE		AG DATE		

BUILDING NOTES												
BUILDING DIMENSIONS												

BAS=[YR=2000] W24 PTO=[YR=2000] W35 D3 L3 S13 E38 N16\$ S16
W6 FOP=[YR=2000] W26 D3 R3 S4 E20 N4 R3 U3 \$ D3 L3 S4
W20 N4 U3 L3 W6 S43 E12 N5 FOP=[YR=2000] E17 N7 W4 S2 W9
N2 W4 S7 \$ N7 E4 S2 E9 N2 E4 S7 E12 N3 FGR=[YR=2000] E21N22
W21 S22 \$ N22E21 N29 \$.

LAND DESCRIPTION													TOTAL OB/XF												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	95,000.00	95,000.00	95,000								