LOTS 12 & 13
ESMT IN OR 1197/1873
FIDDLERS WALK PB 5/237

NICHOLS GREGORY R & EDITH B
95009 SEAHAWK PLACE
FERNANDINA BEACH, FL 32034

2024

46-3N-28-507F-0012-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

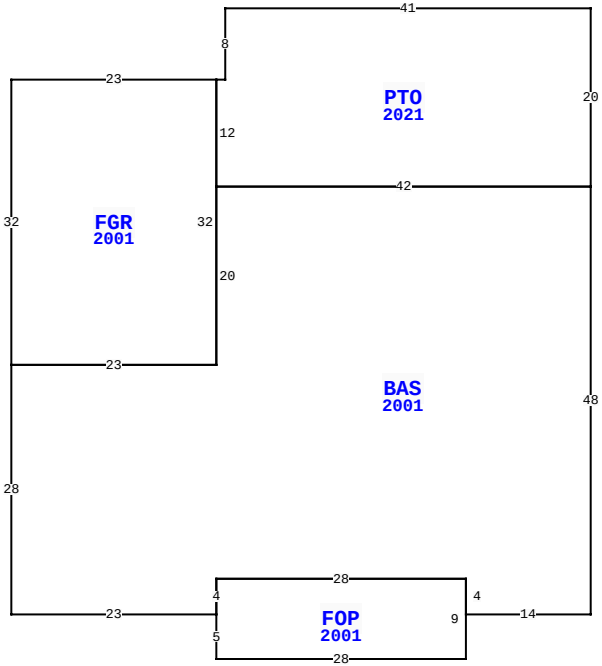
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	12	HARDWOOD 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
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	2,548	100	2,548	362,944
FGR	736	55	405	57,689
FOP	252	30	76	10,826
PTO	832	5	42	5,983
TOTALS	4,368		3,071	437,441

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	11	3,071	136.4691	170.59	523,882	2001	2001	0	0	0	16.50	83.50

1 SNGL FAM – 100% - 2024 Heated Area: 2548 HX Base Yr 2023



95009 SEA HAWK PL, 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: 4	Tax Dist:	
BUILDING MARKET VALUE		437,441
TOTAL MARKET OB/XF VALUE		40,208
TOTAL LAND VALUE - MARKET		190,000
TOTAL MARKET VALUE		667,649
SOH/AGL Deduction		0
ASSESSED VALUE		667,649
TOTAL EXEMPTION VALUE	DX HX HB	55,000
BASE TAXABLE VALUE		612,649
TOTAL JUST VALUE		667,649
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		530,952

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2002111	REPAIR/RRF	16,000	03/01/2020
B0047117	NEW CONSTR	108,085	08/01/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2574/0928	6/24/2022	WD	Q	I	01	525,000
GRANTOR: 945 SEAHAWK PLACE REA						
GRANTEE: NICHOL GREGORY R &						
2193/1870	4/30/2018	QC	U	I	11	100
GRANTOR: PHILOPOULOS BESSIE						
GRANTEE: 945 SEAHAWK PLACE R						

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=2021] W41 S8 W1 FGR=[YR=2001] W23 S32 BAS=[YR=2001] S28 E23 FOP=[YR=2001] S5 E28 N9 W28 S4$ N4 E28 S4 E14 N48 W42 S20 W23$ E23 N32$ S12 E42 N20$.

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	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2001	2001	3	85	1,700	
2	0858	SCULP CONC	0	100	0	0	6,530.00	SF	5.85	5.85	100	2001	2001	3	94	35,908	
3	0525	GAZEBO	0	100	0	0	1.00	UT	5,000.00	5,000.00	100	2008	2008	3	52	2,600	

LAND DESCRIPTION

TOTAL OB/XF 40,208

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	RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	95,000.00	95,000.00	95,000							
2	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							

REVIEW DATE 11/21/2019 BY KWA Total Acres: 0.00 Total Land Value: 190,000 Market: 0 Agricultural: 0 Common: 190,000 PRINTED 08/06/2024 BY SYS