LOT 17
IN OR 1917/1347
FIDDLERS WALK PB 5/237

MEEKS JESSE H
95018 SEA HAWK PLACE
FERNANDINA BEACH, FL 32034

2024

46-3N-28-507F-0017-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

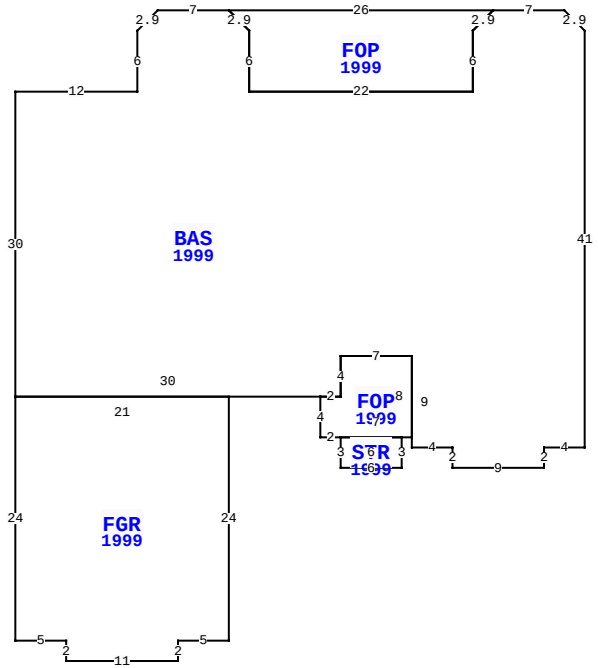
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 80
Exterior Wall	16	WD FR STUC 20
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	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	1,923	100	1,923	292,897
FGR	526	55	289	44,018
FOP	64	30	19	2,894
FOP	180	30	54	8,225
STR	18	10	2	304
TOTALS	2,711		2,287	348,339

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	11	2,287	138.1506	172.69	394,942	1999	1999	0	0	0	11.80	88.20

1 SNGL FAM – 100% - 2015 Heated Area: 1923 HX Base Yr 2015



95018 SEA HAWK PL, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/02/2024 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		348,339
TOTAL MARKET OB/XF VALUE		9,994
TOTAL LAND VALUE - MARKET		175,000
TOTAL MARKET VALUE		533,333
SOH/AGL Deduction		285,040
ASSESSED VALUE		248,293
TOTAL EXEMPTION VALUE	HX HB WR	55,000
BASE TAXABLE VALUE		193,293
TOTAL JUST VALUE		533,333
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		448,509

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2108249	23 WINDOWS & 1 DO	39,000	06/23/2021
M2004359	H/AC	4,370	06/01/2020
9966132	FOUNDATION	20,450	11/01/1999
9906202	NEW CONSTR	108,120	06/01/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1917/1347	5/16/2014	WD	U	I	38	225,000
GRANTOR: SOPKOWIAK JEAN						
GRANTEE: MEEKS JESSE H						
1138/1365	5/20/2003	WD	Q	I		255,000
GRANTOR: TSOUMAS LAWRENCE R &						
GRANTEE: SOPKOWIAK GERALD A						

BUILDING NOTES

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	0810	CONCRETE A	0	100	0	0	1,984.00	SF	6.50	6.50	100	1999	1999	3	77	9,930	
2	1242	WD DECK A	0	100	4	4	16.00	SF	10.00	10.00	100	1999	1999	3	20	32	
3	1242	WD DECK A	0	100	4	4	16.00	SF	10.00	10.00	100	1999	1999	3	20	32	

BUILDING DIMENSIONS

BAS=[YR=1999] L2 U2 W7 FOP=[YR=1999] W26 D2 R2 S6 E22 N6 R2 U2 $ D2 L2 S6 W22 N6 L2 U2 W7 D2 L2 S6 W12 S30 FGR=[YR=1999] S24 E5 S2 E11 N2 E5 N24 W21$ E30 FOP=[YR=1999] S4 E2 STR=[YR=1999] S3 E6 N3 W6$ E7 N8 W7 S4 W2$ E2 N4 E7 S9 E4 S2 E9 N2 E4 N41$.

LAND DESCRIPTION

TOTAL OB/XF 9,994

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	000116	C	SFR MARSH	100		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	175,000.00	175,000.00	175,000							

REVIEW DATE 11/22/2019 BY KWA Total Acres: 0.00 Total Land Value: 175,000 Market: 0 Agricultural: 0 Common: 175,000 PRINTED 08/06/2024 BY SYS