



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	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

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY

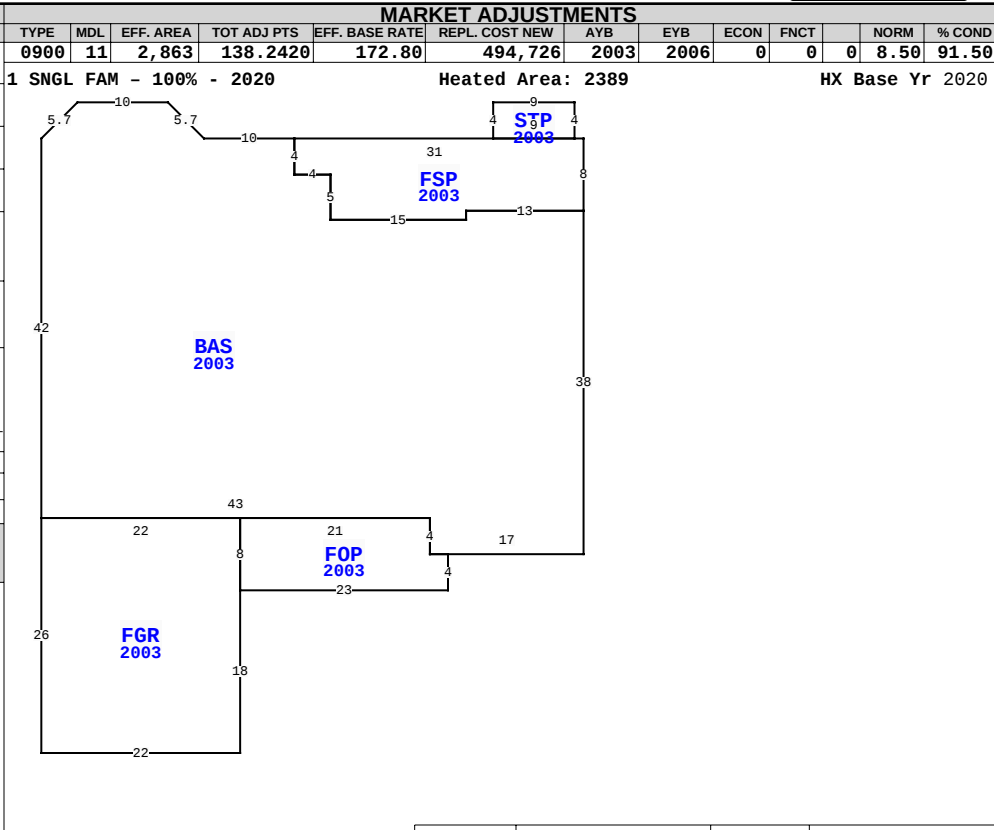
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4021.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,389	100	2,389	377,729
FGR	572	55	315	49,805
FOP	176	30	53	8,380
FSP	255	40	102	16,128
STP	36	10	4	632
TOTALS	3,428		2,863	452,674

EXTRA FEATURES				
L N	OB/XF CODE	DESCRIPTION	BLD CAP	NOTES

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1	0500	FP-PRE FAB	0 100	
2	0812	CONCRETE C	0 100	
3	1126	CB/STC 8"	0 100	
4	0351	CARPORT MT	0 100	

LAND DESCRIPTION				
L N	USE CODE	CLS	LAND USE DESCRIPTION	NOTES
1	000116	C	SFR MARSH	



95048 SEA HAWK PL, FERNANDINA BEACH	BLD DATE	LGL DATE	04/02/2024	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

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MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	11	2,863	138.2420	172.80	494,726	2003	2006	0	0	8.50	91.50

NASSAU COUNTY PROPERTY

VALUATION SUMMARY	
VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	452,674
TOTAL MARKET OB/XF VALUE	10,850
TOTAL LAND VALUE - MARKET	175,000
TOTAL MARKET VALUE	638,524
SOH/AGL Deduction	345,686
ASSESSED VALUE	292,838
TOTAL EXEMPTION VALUE	50,000
BASE TAXABLE VALUE	242,838
TOTAL JUST VALUE	638,524
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	511,545

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R2008730	REPAIR/RRF	20,043	10/01/2020
B1428813	864POLEBRN	18,351	05/01/2014
B19968	ADDITION	1,600	05/01/2007
P0363954	NEW CONSTR	200,000	06/01/2003

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2322/1213	10/31/2019	TD	Q	I	01	420,000

SALES DATA						
GRANTOR: JOYCE M ALDRICH LIVIN						
GRANTEE: SALZBURG ADAM D & A						
1251/0314	8/05/2004	WD	U	I	01	100
GRANTOR: ALDRICH JOYCE M						
GRANTEE: ALDRICH JOYCE M TRU						

BUILDING NOTES				

BUILDING DIMENSIONS				
FSP=[YR=2003] W1 STP=[YR=2003] N4 W9 S4 E9 \$ W31				
BAS=[YR=2003] W10 U4 L4 W10 D4 L4 S42 FGR=[YR=2003] S26				
E22 N18 FOP=[YR=2003] E23 N4 W2 N4 W21 S8\$ N8 W22\$ E43 S4 E17				
N38 W13 S1 W15 N5 W4 N4\$ S4 E4 S5 E15 N1 E13 N8\$.				