



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 80
Exterior Wall	16	WD FR STUC 20
Roof Structur	03	GABLE/HIP 100
Roof Cover		N/A 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
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	1,949	100	1,949	290,989
FGR	460	55	253	37,774
FOP	66	30	20	2,986
STR	20	10	2	299
UOP	276	20	55	8,211
TOTALS	2,771		2,279	340,259

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0810	CONCRETE A	0	100	20	3	60.00	SF	6.50	6.50	308
2	0810	CONCRETE A	0	100	50	16	800.00	SF	6.50	6.50	4,108
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	2,940
4	0911	SCRN RM A	0	100	23	8	184.00	SF	17.50	17.50	1,771

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000116	C	SFR MARSH	100		RSF-1	0.00	0.00	1.00	LT	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	11	2,279	130.6830	163.35	372,275	2000	2005	0	0	8.60	91.40
1 SNGL FAM - 100% - 2016 Heated Area: 1949 HX Base Yr 2016											
BLD DATE						LGL DATE					
XF DATE						LAND DATE	04/02/2024				
INC DATE						AG DATE					

95108 SEA HAWK PL, FERNANDINA BEACH											
TOTAL OB/XF 9,127											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1 4
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		340,259	
TOTAL MARKET OB/XF VALUE		9,127	
TOTAL LAND VALUE - MARKET		175,000	
TOTAL MARKET VALUE		524,386	
SOH/AGL Deduction		273,270	
ASSESSED VALUE		251,116	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		201,116	
TOTAL JUST VALUE		524,386	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		438,091	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
996421	NEW CONSTR	127,000	11/01/1999

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2703/610	3/29/2024	WD	U	I	11
GRANTOR: ANDERSON THOMAS & ALI					
GRANTEE: ANDERSON THOMAS & A					
1992/1245	7/20/2015	WD	Q	I	02
GRANTOR: BELL NATHANIEL S					
GRANTEE: ANDERSON THOMAS CHR					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2000] W14 UOP=[YR=2000] N8 W10 STR=[YR=2000] N4 W5 S4 E5\$ W13 S12 E23 N4 \$ S4 W23 N4 W13 S46 E11 FOP=[YR=2000] S6E10 N3 W2 N5 W6 S2 W2 \$ E2 N2 E6 S5 E11 FGR=[YR=2000] S6 E20 N23 W20 S17 \$ N17 E20 N32 \$.											