LOT 1
IN OR 1881/854
SEAWALK PB 6/337

MCKISSON SHARON S TRUSTEE
95068 SEAWALK CT
FERNANDINA BEACH, FL 32034

2025

00-00-30-0609-0001-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
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

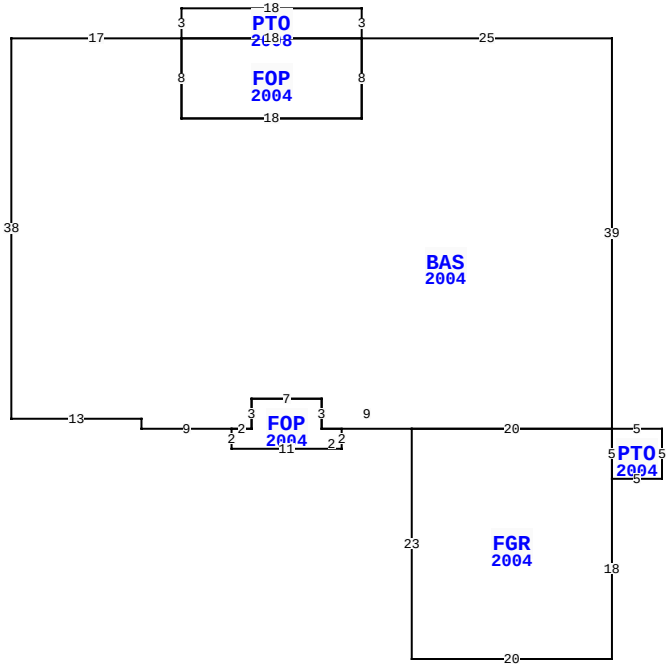
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 03
NEIGHBORHOOD/LOC 3032.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,162	100	2004	2,162	435,178
FGR	460	55	2004	253	50,925
FOP	43	30	2004	13	2,616
FOP	144	30	2004	43	8,655
PTO	25	5	2004	1	202
PTO	54	5	2008	3	604
TOTALS	2,888			2,475	498,181

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	2,475	141.5491	223.65	553,534	2004	2004	0	0	0	10.00	90.00

1 SFR CUST – 100% - 2014 Heated Area: 2162 HX Base Yr 2014



95068 SEAWALK CT, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/03/2024 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		498,181
TOTAL MARKET OB/XF VALUE		16,589
TOTAL LAND VALUE - MARKET		350,000
TOTAL MARKET VALUE		864,770
SOH/AGL Deduction		447,711
ASSESSED VALUE		417,059
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		366,337
TOTAL JUST VALUE		864,770
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		760,290

PERMIT NUM	DESCRIPTION	AMT	ISSUED
1709467	SCNROOM	1,170	10/25/2017
B22040	XFOB	9,000	10/01/2008
B0413144	NEW CONSTR	157,973	07/01/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1881/0854	9/26/2013	WD	U	I	30	100
GRANTOR: MCKISSON GEORGE F JR						
GRANTEE: MCKISSON SHARON S T						
1856/1272	5/15/2013	WD	Q	I	02	393,000
GRANTOR: VON WALDNER MICHAEL J						
GRANTEE: MCKISSON GEORGE F J						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004] W25 PTO=[YR=2008] N3 W18 S3 E18$ FOP=[YR=2004] W18 S8 E18N8$ S8 W18 N8 W17 S38 E13 S1 E9 FOP=[YR=2004] S2 E11 N2 W2 N3 W7 S3 W2$ E2 N3 E7 S3 E9 FGR=[YR=2004] S23 E20 N18 PTO=[YR=2004] E5 N5 W5 S5$ N5 W20$ E20 N39$.

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	0855	CONC PAVER	0	100	0	0	1,398.00	SF	10.00	10.00	100	2006	2006	3	86	12,023	
2	1272	H-SHUTR MD	0	100	0	0	61.00	UT	133.00	133.00	100	2008	2008	3	31	2,515	
3	0910	SCRN RM L	0	100	18	3	54.00	SF	15.00	15.00	100	2017	2017	3	74	599	
4	0855	CONC PAVER	0	100	0	0	216.00	SF	7.00	7.00	100	2017	2017	3	96	1,452	

LAND DESCRIPTION

TOTAL OB/XF 16,589

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	RES	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	350,000.00	350,000.00	350,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 350,000 Market: 0 Agricultural: 0 Common: 350,000 PRINTED 07/30/2025 BY SYS