LOT 5
IN OR 1605/566
SEAWALK PB 6/337

ANDERTON PETER R & CHRISTINE VON B
95042 SEAWALK COURT
FERNANDINA BEACH, FL 32034

2025

00-00-30-0609-0005-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

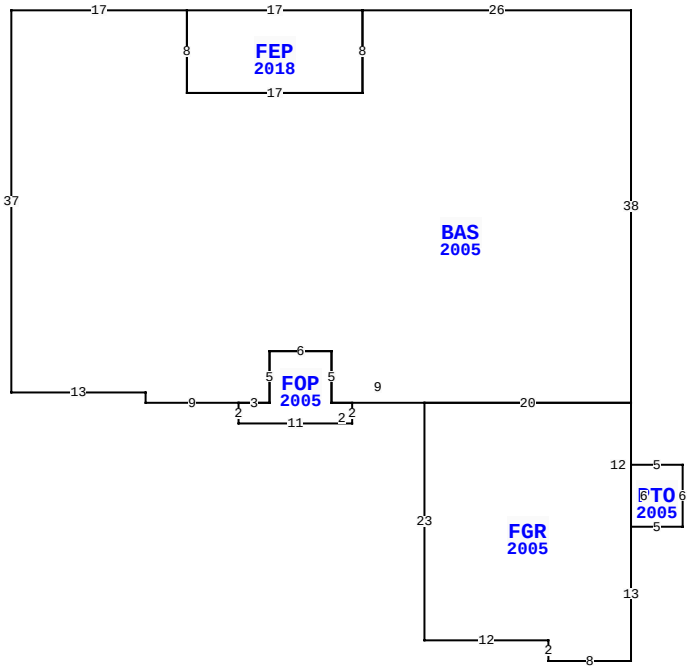
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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 03
NEIGHBORHOOD/LOC	3032.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,101	100	2005	2,101	420,477
FEP	136	80	2018	109	21,814
FGR	476	55	2005	262	52,435
FOP	52	30	2005	16	3,202
PTO	30	5	2005	2	400
TOTALS	2,795			2,490	498,328

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	2,490	139.9642	221.14	550,639	2005	2005	0	0	0	9.50	90.50

1 SFR CUST – 100% - 2010 Heated Area: 2101 HX Base Yr 2010



95042 SEAWALK CT, 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: 8	Tax Dist:	
BUILDING MARKET VALUE		498,328
TOTAL MARKET OB/XF VALUE		13,686
TOTAL LAND VALUE - MARKET		350,000
TOTAL MARKET VALUE		862,014
SOH/AGL Deduction		475,001
ASSESSED VALUE		387,013
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		336,291
TOTAL JUST VALUE		862,014
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		757,566

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1808176	GLASS WALLS	13,539	08/09/2018
G01540	GAS	1,795	06/01/2010
E0413946	ELEC OTHER	2,000	12/01/2004
B0413367	NEW CONSTR	157,720	07/01/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1605/0566	2/11/2009	WD	Q	I	01	470,000
GRANTOR: SCHAFFER DONALD D & R						
GRANTEE: ANDERTON PETER R &						
1324/1175	6/10/2005	WD	Q	I		484,000
GRANTOR: COOPER KIT						
GRANTEE: SCHAFFER DONALD D &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W26 FEP=[YR=2018] W17 S8 E17 N8$ S8 W17 N8 W17 S37 E13 S1 E9 FOP=[YR=2005] S2 E11 N2 W2 N5 W6 S5 W3$ E3 N5 E6 S5 E9 FGR=[YR=2005] S23 E12 S2 E8 N13 PTO=[YR=2005] E5 N6 W5 S6$ N12 W20$ E20 N38$.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2005	2005	3	88	3,080	
2	0812	CONCRETE C	0	100	0	0	1,063.00	SF	4.00	4.00	100	2005	2005	3	84	3,572	
3	1126	CB/STC 8"	0	100	12	4	48.00	SF	8.00	8.00	100	2005	2005	3	84	323	
4	0830	FLAGSTONE	0	100	0	0	171.00	SF	12.00	12.00	100	2006	2006	3	86	1,765	
5	0462	ST/AL FNC	0	100	0	0	888.00	SF	10.00	10.00	100	2006	2006	3	40	3,552	
6	0476	VF 6 SBPL	0	100	0	0	66.00	LF	32.00	32.00	100	2006	2006	3	66	1,394	

LAND DESCRIPTION

TOTAL OB/XF 13,686

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	0003	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