LOT 8 IN OR 1230/1681
SEAWALK PB 6/337

FORD SUSAN K
95002 SEAWALK CT
FERNANDINA BEACH, FL 32034

2025

00-00-30-0609-0008-0000

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

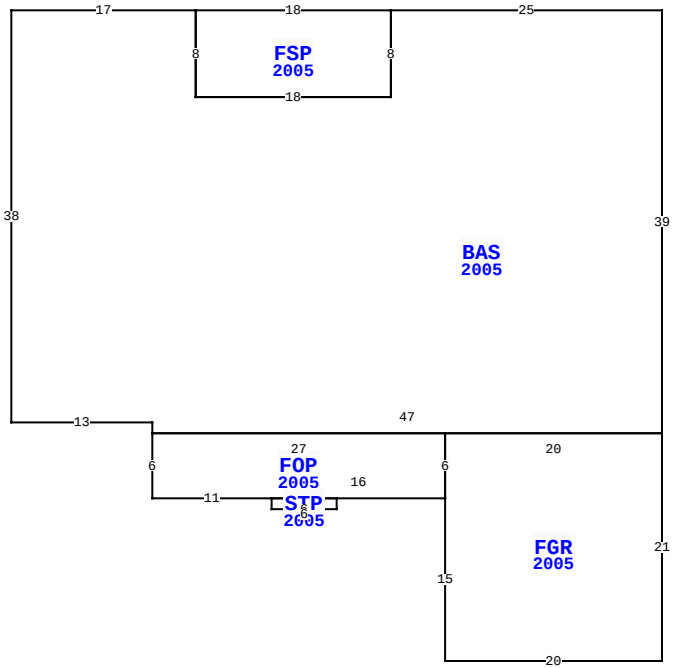
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 03
NEIGHBORHOOD/LOC 3032.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,183	100	2005	2,183	441,846
FGR	420	55	2005	231	46,755
FOP	162	30	2005	49	9,918
FSP	144	40	2005	58	11,740
STP	6	10	2005	1	203
TOTALS	2,915			2,522	510,461

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	2,522	141.5491	223.65	564,045	2005	2005	0	0	0	9.50	90.50

1 SFR CUST – 100% - 2012 Heated Area: 2183 HX Base Yr 2012



95002 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		510,461
TOTAL MARKET OB/XF VALUE		7,911
TOTAL LAND VALUE - MARKET		350,000
TOTAL MARKET VALUE		868,372
SOH/AGL Deduction		487,880
ASSESSED VALUE		380,492
TOTAL EXEMPTION VALUE	HX HB WX	55,722
BASE TAXABLE VALUE		324,770
TOTAL JUST VALUE		868,372
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		760,905

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0413241	NEW CONSTR	159,880	07/01/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1230/1681	5/17/2004	WD	Q	V		116,800
GRANTOR: BRYLEN HOMES LTD						
GRANTEE: BRENDLE KENNETH L &						
1141/0928	5/30/2003	WD	U	V	19	251,000
GRANTOR: SCOTT ROAD LLC						
GRANTEE: BRYLEN HOMES LTD						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W25 FSP=[YR=2005] W18 S8 E18 N8$ S8 W18 N8 W17 S38 E13 S1 FOP=[YR=2005] S6 E11 STP=[YR=2005] S1 E6 N1 W6$ E16 FGR=[YR=2005] S15 E20 N21 W20 S6$ N6 W27$ E47 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	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	0811	CONCRETE B	0	100	0	0	515.00	SF	5.20	5.20	100	2005	2005	3	84	2,250	
3	0855	CONC PAVER	0	100	0	0	216.00	SF	10.00	10.00	100	2006	2006	3	86	1,858	
4	1126	CB/STC 8"	0	100	0	0	71.00	SF	8.00	8.00	100	2005	2005	3	84	477	
5	0810	CONCRETE A	0	100	5	9	45.00	SF	6.50	6.50	100	2005	2005	3	84	246	

LAND DESCRIPTION

TOTAL OB/XF 7,911

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 04/14/2020 BY DJA Total Acres: 0.00 Total Land Value: 350,000 Market: 0 Agricultural: 0 Common: 350,000 PRINTED 07/30/2025 BY SYS