LOT 12
IN OR 1569/1471
SEAWALK PB 6/337

CLARK GARLAND H
95015 SEAWALK CT
FERNANDINA BEACH, FL 32034

**2025**

**00-00-30-0609-0012-0000**

## BUILDING CHARACTERISTICS

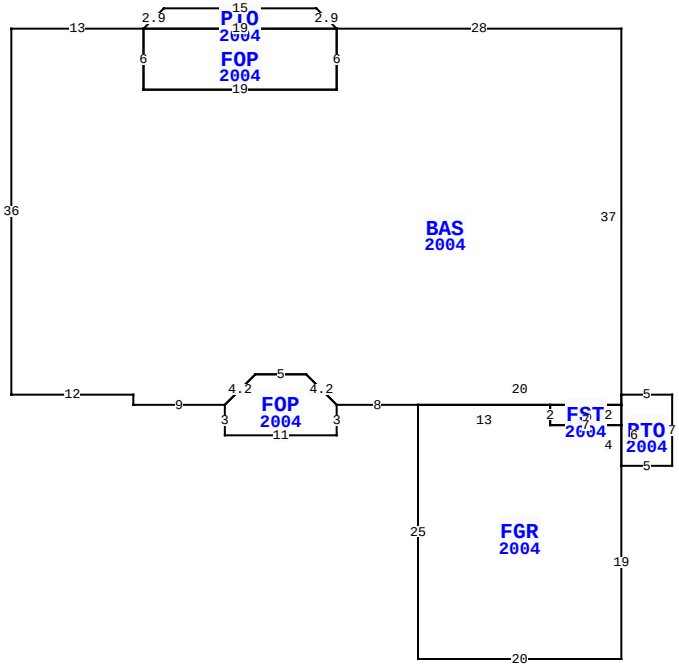
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 16 | WD FR STUC 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 70 |
| Interior Floo | 11 | CLAY TILE 30 |
| Air Condition | 03 | CENTRAL 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 | 2,070 | 100 | 2004 | 2,070 | 406,283 |
| FGR | 486 | 55 | 2004 | 267 | 52,404 |
| FOP | 57 | 30 | 2004 | 17 | 3,336 |
| FOP | 114 | 30 | 2004 | 34 | 6,674 |
| FST | 14 | 55 | 2004 | 8 | 1,571 |
| PTO | 34 | 5 | 2004 | 2 | 392 |
| PTO | 35 | 5 | 2004 | 2 | 392 |
| TOTALS | 2,810 | | | 2,400 | 471,053 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0500 | 11 | 2,400 | 138.0261 | 218.08 | 523,392 | 2004 | 2004 | 0 | 0 | 0 | 10.00 | 90.00 |

1 SFR CUST - 100% - 2017 Heated Area: 2070 HX Base Yr 2017




95015 SEAWALK CT, FERNANDINA BEACH

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

## NASSAU COUNTY PROPERTY

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### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 8 | Tax Dist: | |
| BUILDING MARKET VALUE | | 471,053 |
| TOTAL MARKET OB/XF VALUE | | 7,959 |
| TOTAL LAND VALUE - MARKET | | 350,000 |
| TOTAL MARKET VALUE | | 829,012 |
| SOH/AGL Deduction | | 433,650 |
| ASSESSED VALUE | | 395,362 |
| TOTAL EXEMPTION VALUE | HX HB | 50,722 |
| BASE TAXABLE VALUE | | 344,640 |
| TOTAL JUST VALUE | | 829,012 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 729,834 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| B0312027 | NEW CONSTR | 207,600 | 12/01/2003 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1569/1471 | 6/04/2008 | WD | Q | I | | 470,000 |
| GRANTOR: WHITE BETTY | | | | | | |
| GRANTEE: CLARK GARLAND H | | | | | | |
| 1410/0819 | 5/08/2006 | QC | Q | I | 06 | 137,300 |
| GRANTOR: WHITE HAROLD D | | | | | | |
| GRANTEE: WHITE BETTY | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2004] W28 PTO=[YR=2004] U2 L2 W15 D2 L2 E19$
FOP=[YR=2004] W19 S6 E19 N6$ S6 W19 N6 W13S36 E12 S1 E9
FOP=[YR=2004] S3 E11 N3 U3 L3 W5 D3 L3 $ U3 R3 E5 R3 D3 E8
FGR=[YR=2004] S25 E20 N19 PTO=[YR=2004] E5 N7 W5 S1
FST=[YR=2004] W7 S2 E7 N2$ S6$ N4 W7N2 W13$ E20 N37$ .

## 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 | 2004 | 2004 | 3 | 87 | 3,045 | |
| 2 | 0812 | CONCRETE C | 0 | 100 | 0 | 0 | 1,402.00 | SF | 4.00 | 4.00 | 100 | 2004 | 2004 | 3 | 83 | 4,655 | |
| 3 | 1126 | CB/STC 8" | 0 | 100 | 0 | 0 | 39.00 | SF | 8.00 | 8.00 | 100 | 2004 | 2004 | 3 | 83 | 259 | |

## LAND DESCRIPTION

TOTAL OB/XF 7,959

| 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