



BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY															
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1																
Exterior Wall	16	WD FR STUC 100	0500	11	2,415	146.9873	232.24	560,860	2003	2003	0	0	10.50	89.50																	
Roof Structur	08	IRREGULAR 100	1 SFR CUST - 100% - 2010													Heated Area: 2093															
Roof Cover	03	COMP SHNGL 100														HX Base Yr 2010															
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																											
NEIGHBORHOOD/LOC			3032.00																												
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																										
BAS	2,093	100	2003	2,093	435,040																										
FGR	476	55	2003	262	54,458																										
FOP	50	30	2003	15	3,118																										
FOP	144	30	2003	43	8,937																										
PTO	45	5	2003	2	415																										
TOTALS			2,808		2,415	501,970																									
EXTRA FEATURES						95019 SEAWALK CT, FERNANDINA BEACH										BLD DATE				LGL DATE				04/03/2024				MLU			
																XF DATE				LAND DATE											
																INC DATE				AG DATE											
L N	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	2003	2003	3	86	3,010															
2	0812	CONCRETE C	0	100	0	0	1,884.00	SF	4.00	4.00	100	2003	2003	3	82	6,180															
3	0861	POOL GUNIT	0	100	0	0	172.00	SF	85.00	85.00	100	2003	2003	3	29	4,240															
4	0845	KOOL DECK	0	100	0	0	510.00	SF	7.25	7.25	100	2003	2003	3	82	3,032															
5	0810	CONCRETE A	0	100	4	3	12.00	SF	6.50	6.50	100	2003	2003	3	82	64															
6	1126	CB/STC 8"	0	100	10	4	40.00	SF	8.00	8.00	100	2003	2003	3	82	262															
7	0911	SCRN RM A	0	100	18	36	648.00	SF	17.50	17.50	100	2018	2018	3	78	8,845															
TOTAL OB/XF 25,633																															
LAND DESCRIPTION																															
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE														
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																															