LOT 16
SEAWALK PB 6/337

SECHI-CAPOTE PATRICIA/CAPOTE ERNESTO
95035 SEAWALK CT
FERNANDINA BEACH, FL 32034

2025

00-00-30-0609-0016-0000

BUILDING CHARACTERISTICS

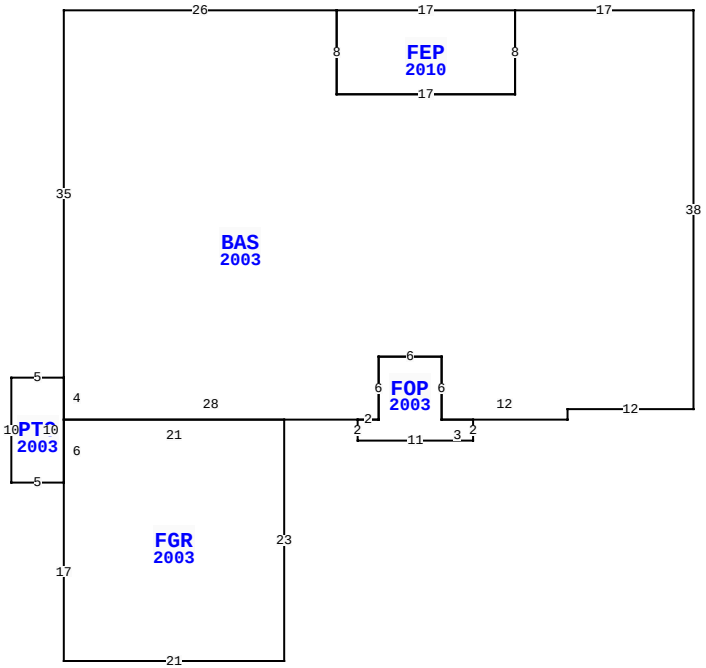
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	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	2,156	100	2003	2,156	419,886
FEP	136	80	2010	109	21,228
FGR	483	55	2003	266	51,804
FOP	58	30	2003	17	3,311
PTO	50	5	2003	2	389
TOTALS	2,883			2,550	496,618

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	2,550	146.3040	231.16	589,458	2003	2003	0	0	0	15.75	84.25

1 SFR CUST – 100% - 2023 Heated Area: 2156 HX Base Yr 2023



95035 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		496,618
TOTAL MARKET OB/XF VALUE		5,466
TOTAL LAND VALUE - MARKET		350,000
TOTAL MARKET VALUE		852,084
SOH/AGL Deduction		181,522
ASSESSED VALUE		670,562
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		619,840
TOTAL JUST VALUE		852,084
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		748,804

PERMIT NUM	DESCRIPTION	AMT	ISSUED
23004520	RMDL KIT & BATHS	315,000	04/06/2023
B0311075	NEW CONSTR	164,700	04/01/2003
R035009	REPAIR/RRF	3,800	04/01/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2554/1686	4/12/2022	WD	Q	I	01	759,600
GRANTOR: WILLIAMS LAVONNE						
GRANTEE: SECHI-CAPOTE PATRIC						
1119/1031	3/07/2003	WD	Q	V		92,800
GRANTOR: BRYLEN HOMES LTD						
GRANTEE: WILLIAMS JOHN & LAV						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2003] W17 FEP=[YR=2010] W17 S8 E17 N8 $ S8 W17 N8 W26 S35 PTO=[YR=2003] W5 S10 E5 FGR=[YR=2003] S17 E21 N23 W21 S6 $ N10 $ S4 E28 FOP=[YR=2003] S2 E11 N2 W3 N6 W6 S6 W2$ E2 N6 E6 S6 E12 N1 E12 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	0811	CONCRETE B	0	100	0	0	630.00	SF	5.20	5.20	100	2003	2003	3	82	2,686	
2	0810	CONCRETE A	0	100	0	0	157.00	SF	6.50	6.50	100	2003	2003	3	82	837	
3	1127	BRICK 8"	0	100	0	0	55.00	SF	11.00	11.00	100	2003	2003	3	95	575	
4	0855	CONC PAVER	0	100	0	0	204.00	SF	7.00	7.00	100	2004	2004	3	83	1,185	
5	0479	VF PICKET	0	100	0	0	30.00	LF	10.00	10.00	100	2004	2004	3	61	183	

LAND DESCRIPTION

TOTAL OB/XF 5,466

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 07/23/2019 BY DJA Total Acres: 0.00 Total Land Value: 350,000 Market: 0 Agricultural: 0 Common: 350,000 PRINTED 07/30/2025 BY SYS