LOT 17
SEAWALK PB 6/337

**THIGPIN MICHAEL & JENNIFER**
95047 SEAWALK CT
FERNANDINA BEACH, FL 32034

**2025**

**00-00-30-0609-0017-0000**

## BUILDING CHARACTERISTICS

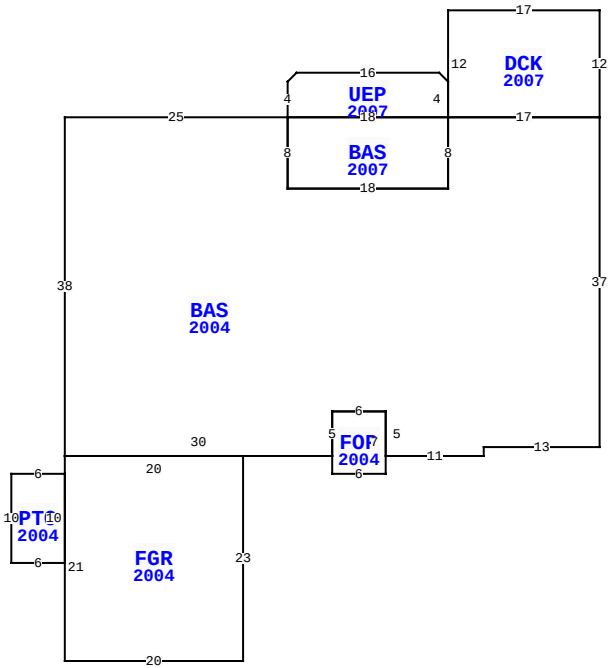
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 16 | WD FR STUC 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 11 | CLAY TILE 60 |
| Interior Floo | 12 | HARDWOOD 40 |
| Air Condition | 03 | CENTRAL 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 | 2,093 | 100 | 2004 | 2,093 | 426,187 |
| BAS | 144 | 100 | 2007 | 144 | 29,322 |
| DCK | 204 | 10 | 2007 | 20 | 4,073 |
| FGR | 460 | 55 | 2004 | 253 | 51,517 |
| FOP | 42 | 30 | 2004 | 13 | 2,647 |
| PTO | 60 | 5 | 2004 | 3 | 611 |
| UEP | 89 | 60 | 2007 | 53 | 10,792 |
| TOTALS | 3,092 | | | 2,579 | 525,149 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0500 | 11 | 2,579 | 142.4026 | 225.00 | 580,275 | 2004 | 2005 | 0 | 0 | 0 | 9.50 | 90.50 |

1 SFR CUST – 100% - 2024 Heated Area: 2237 HX Base Yr 2024




95047 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 | | 525,149 |
| TOTAL MARKET OB/XF VALUE | | 9,317 |
| TOTAL LAND VALUE - MARKET | | 350,000 |
| TOTAL MARKET VALUE | | 884,466 |
| SOH/AGL Deduction | | 88,093 |
| ASSESSED VALUE | | 796,373 |
| TOTAL EXEMPTION VALUE | HX HB | 50,722 |
| BASE TAXABLE VALUE | | 745,651 |
| TOTAL JUST VALUE | | 884,466 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 773,929 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| B0311964 | NEW CONSTR | 218,055 | 11/01/2003 |
| R035608 | REPAIR/RRF | 3,000 | 11/01/2003 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2674/675 | 10/17/2023 | WD | Q | I | 01 | 950,000 |
| GRANTOR: PETRO LIVING TRUST | | | | | | |
| GRANTEE: THIGPIN MICHAEL & J | | | | | | |
| 2005/1052 | 9/18/2015 | SW | U | I | 11 | 100 |
| GRANTOR: PETRO PETER F & BARBA | | | | | | |
| GRANTEE: PETRO LIVING TRUST | | | | | | |

## BUILDING NOTES

## 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 | 1,108.00 | SF | 4.00 | 4.00 | 100 | 2004 | 2004 | 3 | 83 | 3,679 | |
| 3 | 0810 | CONCRETE A | 0 | 100 | 0 | 0 | 29.00 | SF | 6.50 | 6.50 | 100 | 2004 | 2004 | 3 | 83 | 156 | |
| 4 | 1126 | CB/STC 8" | 0 | 100 | 11 | 4 | 44.00 | SF | 8.00 | 8.00 | 100 | 2004 | 2004 | 3 | 83 | 292 | |
| 5 | 0476 | VF 6 SBPL | 0 | 100 | 0 | 0 | 86.00 | LF | 32.00 | 32.00 | 100 | 2005 | 2005 | 3 | 64 | 1,761 | |
| 6 | 0470 | VNYL GATE | 0 | 100 | 0 | 0 | 2.00 | UT | 300.00 | 300.00 | 100 | 2005 | 2005 | 3 | 64 | 384 | |

## BUILDING DIMENSIONS

DCK=[YR=2007] N12 W17 S12 E17$ BAS=[YR=2004] W17
UEP=[YR=2007] N4 U1 L1 W16 L1 D1 S4 E18$ BAS=[YR=2007] W18
S8 E18 N8$ S8 W18 N8 W25 S38 FGR=[YR=2004] S2 PTO=[YR=2004]
W6 S10 E6 N10$ S21 E20 N23 W20$ E30 FOP=[YR=2004] S2 E6 N7 W6
S5$ N5 E6 S5 E11 N1 E13 N37$ .

## LAND DESCRIPTION

TOTAL OB/XF 9,317

| 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 | | 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