LOT 22
FIRST REPLAT OF THE ISLANDS
CLUB SUBDIVISION PBK 8/306

HADAWAY TIM & GALE
540 SEA ISLAND DR
FERNANDINA BEACH, FL 32034

2025

00-00-31-142R-0022-0000

BUILDING CHARACTERISTICS

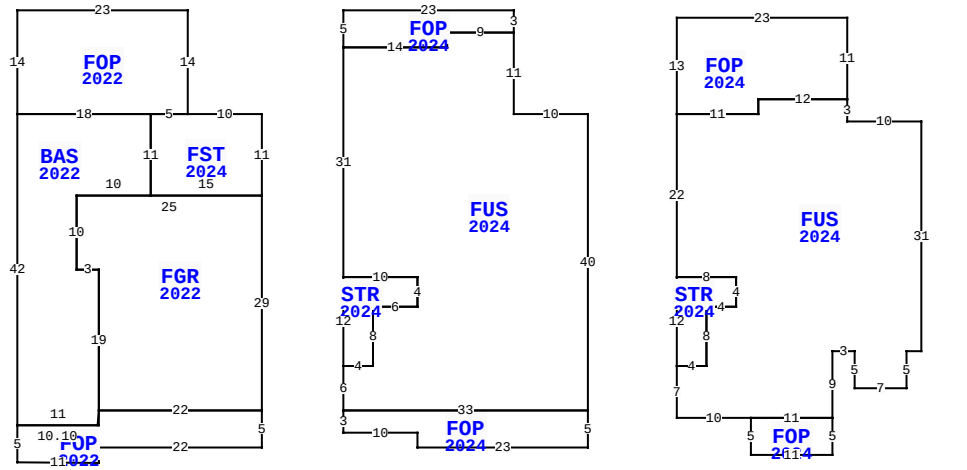
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	13	STAND SEAM 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 70
Frame	04	REIN CONC 30
Stories	3.	3. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1025.0100	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	509	100	2022	509	157,525
FGR	668	55	2022	367	113,579
FOP	166	30	2022	50	15,474
FOP	322	30	2022	97	30,020
FOP	55	30	2024	16	4,952
FOP	97	30	2024	29	8,975
FOP	145	30	2024	44	13,617
FOP	275	30	2024	82	25,377
FST	165	55	2024	91	28,163
FUS	1,230	100	2024	1,230	380,660
TOTALS	5,241			4,001	1,238,229

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	12	4,001	195.8757	309.48	1,238,229	2023	2023	0	0	0	0.00	100.00

1 SFR CUST - 100% - 2024 Heated Area: 3212 HX Base Yr 2024



** This building has 13 Sub-Areas

540 SEA ISLAND DR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/20/2024 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		1,238,229
TOTAL MARKET OB/XF VALUE		55,736
TOTAL LAND VALUE - MARKET		375,000
TOTAL MARKET VALUE		1,668,965
SOH/AGL Deduction		460,744
ASSESSED VALUE		1,208,221
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		1,157,499
TOTAL JUST VALUE		1,668,965
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,174,170

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20222120	CO		07/28/2023
20222358	SWIM POOL	0	07/01/2022
20222120	NEW CONSTR	0	05/24/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2472/1140	6/18/2021	WD	Q	V	01	250,000

GRANTOR: NAUTICAL VIEW LLC

GRANTEE: HADAWAY TIM & GALE

BUILDING NOTES

BUILDING DIMENSIONS

FUS=[YR=2024;ORIG=4,-9] E14 N2 E9 S11 E10 S40 W33 N6 E4 N8 E6 N4 W10 N31 $
FUS=[YR=2024;ORIG=49,0] E11 N2 E12 S3 E10 S31 W2 S5 W7 N5 W3 S9 W11 W10 N7 E4 N8 E4 N4 W8 N22 $
FGR=[YR=2022;ORIG=-32,11] S10 E3 S19 E22 N29 W25 $
BAS=[YR=2022;ORIG=-22,0] W18 S42 E11 N2 N19 W3 N10 E10 N11 $
FOP=[YR=2022;ORIG=-17,0] N14 W23 S14 E18 E5 $
FOP=[YR=2024;ORIG=49,0] E11 N2 E12 N11 W23 S13 $
FOP=[YR=2022;ORIG=-29,47.1] N2.1 E22 N5 W22 D2L0.2 W10.10 S5 D0.1R11 $
FOP=[YR=2024;ORIG=4,40] E33 S5 W23 N2 W10 N3 $
FST=[YR=2024;ORIG=-22,0] E5 E10 S11 W15 N11 $

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	0409	ELEVATOR R	0	100	0	0	1.00	UT	10,200.00	10,200.00	100	2024	2023		100	10,200	
2	0855	CONC PAVER	0	100	0	0	708.00	SF	10.00	10.00	100	2024	2023		100	7,080	
3	0861	POOL GUNIT	0	100	0	0	312.00	SF	85.00	85.00	100	2024	2023		98	25,990	
4	0871	POOL HTR R	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2024	2023		97	1,940	
5	0855	CONC PAVER	0	100	0	0	480.00	SF	10.00	10.00	100	2024	2023		100	4,800	
6	0476	VF 6 SBPL	0	100	0	0	162.00	LF	32.00	32.00	100	2024	2023		99	5,132	
7	0470	VNYL GATE	0	100	0	0	2.00	UT	300.00	300.00	100	2024	2023		99	594	

LAND DESCRIPTION

TOTAL OB/XF 55,736

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		R-3	0.00	0.00	1.00	LT		1.00	1.00	1.00	375,000.00	375,000.00	375,000							

REVIEW DATE 11/28/2023 BY TW Total Acres: 0.00 Total Land Value: 375,000 Market: 0 Agricultural: 0 Common: 375,000 PRINTED 07/30/2025 BY SYS