LOT 11
FIDDLERS WALK PB 5/237

GLISSON JEREMIAH ANDREW
95023 SEA HAWK PL
FERNANDINA BEACH, FL 32034

2025

46-3N-28-507F-0011-0000

BUILDING CHARACTERISTICS

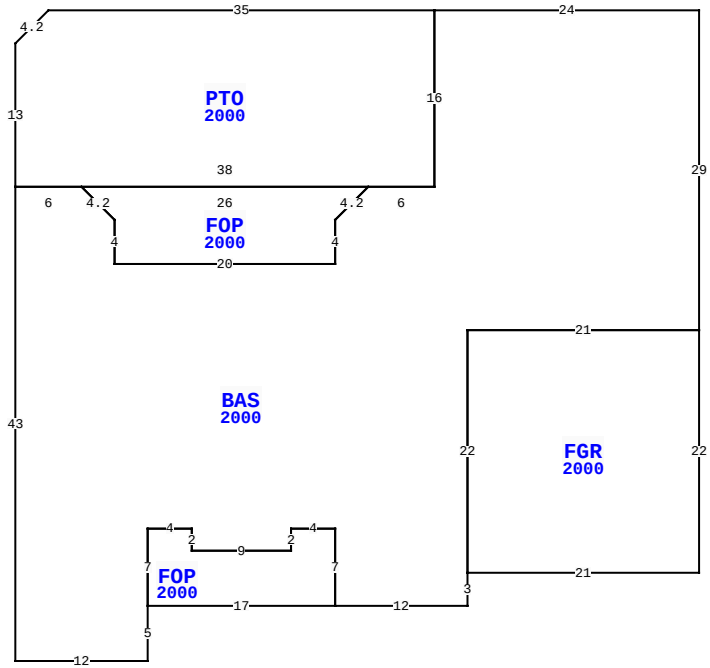
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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 04
NEIGHBORHOOD/LOC	4021.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,025	100	2000	2,025	337,040
FGR	462	55	2000	254	42,275
FOP	101	30	2000	30	4,993
FOP	149	30	2000	45	7,490
PTO	604	5	2000	30	4,993
TOTALS	3,341			2,384	396,791

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	11	2,384	142.8801	188.60	449,622	2000	2000	0	0	0	11.75	88.25

1 SNGL FAM – 100% - 2023 Heated Area: 2025 HX Base Yr 2023



95023 SEA HAWK PL, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		396,791
TOTAL MARKET OB/XF VALUE		6,014
TOTAL LAND VALUE - MARKET		125,000
TOTAL MARKET VALUE		527,805
SOH/AGL Deduction		216,222
ASSESSED VALUE		311,583
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		260,861
TOTAL JUST VALUE		527,805
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		398,715

PERMIT NUM	DESCRIPTION	AMT	ISSUED
996525	NEW CONSTR	96,070	10/01/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2590/1876	9/12/2022	WD	U	I	37	345,000
GRANTOR: SPARKS RICHARD A III						
GRANTEE: CASH4KEYS SOUTH FLO						
2590/1880	9/09/2022	WD	U	I	37	365,000
GRANTOR: CASH4KEYS SOUTH FLORI						
GRANTEE: GLISSON JEREMIAH AN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2000] W24 PTO=[YR=2000] W35 D3 L3 S13 E38 N16$ S16 W6 FOP=[YR=2000] W26 D3 R3 S4 E20 N4 R3 U3 $ D3 L3 S4 W20 N4 U3 L3 W6 S43 E12 N5 FOP=[YR=2000] E17 N7 W4 S2 W9 N2 W4 S7 $ N7 E4 S2 E9 N2 E4 S7 E12 N3 FGR=[YR=2000] E21N22 W21 S22 $ N22E21 N29 $.

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	1,412.00	SF	5.20	5.20	100	2000	2000	3	77	5,654	
2	0810	CONCRETE A	0	100	24	3	72.00	SF	6.50	6.50	100	2000	2000	3	77	360	

LAND DESCRIPTION

TOTAL OB/XF 6,014

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		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	125,000.00	125,000.00	125,000							

REVIEW DATE 11/21/2019 BY KWA Total Acres: 0.00 Total Land Value: 125,000 Market: 0 Agricultural: 0 Common: 125,000 PRINTED 07/30/2025 BY SYS