LOTS 12 & 13
ESMT IN OR 1197/1873
FIDDLERS WALK PB 5/237

NICHOLS GREGORY R & EDITH B
95009 SEAHAWK PLACE
FERNANDINA BEACH, FL 32034

2025

46-3N-28-507F-0012-0000

BUILDING CHARACTERISTICS

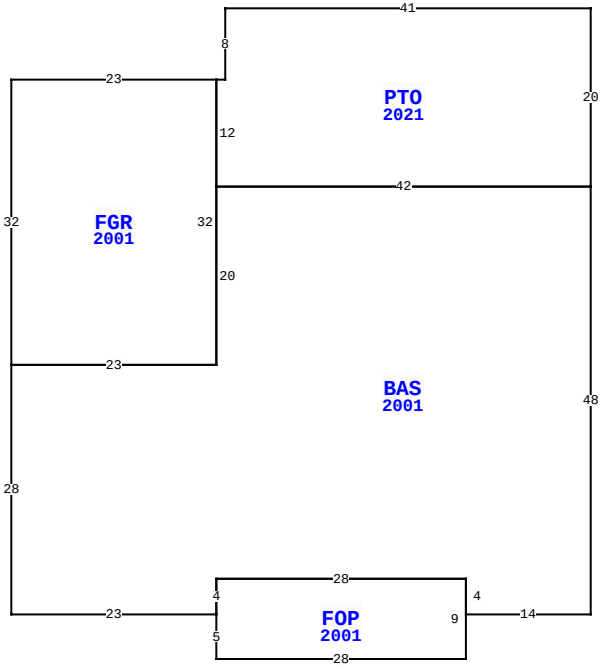
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	12	HARDWOOD 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	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	2,548	100	2001	2,548	379,820
FGR	736	55	2001	405	60,372
FOP	252	30	2001	76	11,329
PTO	832	5	2021	42	6,261
TOTALS	4,368			3,071	457,781

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	11	3,071	136.4691	180.14	553,210	2001	2001	0	0	0	17.25	82.75

1 SNGL FAM – 100% - 2023 Heated Area: 2548 HX Base Yr 2023



95009 SEA HAWK PL, FERNANDINA BEACH

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

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	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2001	2001	3	84	1,680	
2	0858	SCULP CONC	0	100	0	0	6,530.00	SF	5.85	5.85	100	2001	2001	3	94	35,908	
3	0525	GAZEBO	0	100	0	0	1.00	UT	5,000.00	5,000.00	100	2008	2008	3	48	2,400	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		457,781
TOTAL MARKET OB/XF VALUE		39,988
TOTAL LAND VALUE - MARKET		250,000
TOTAL MARKET VALUE		747,769
SOH/AGL Deduction		185,948
ASSESSED VALUE		561,821
TOTAL EXEMPTION VALUE	DX HX HB	55,722
BASE TAXABLE VALUE		506,099
TOTAL JUST VALUE		747,769
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		667,649

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2002111	REPAIR/RRF	16,000	03/01/2020
B0047117	NEW CONSTR	108,085	08/01/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2574/0928	6/24/2022	WD	Q	I	01	525,000
GRANTOR: 945 SEAHAWK PLACE REA						
GRANTEE: NICHOL GREGORY R &						
2193/1870	4/30/2018	QC	U	I	11	100
GRANTOR: PHILOPOULOS BESSIE						
GRANTEE: 945 SEAHAWK PLACE R						

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=2021] W41 S8 W1 FGR=[YR=2001] W23 S32 BAS=[YR=2001] S28 E23 FOP=[YR=2001] S5 E28 N9 W28 S4$ N4 E28 S4 E14 N48 W42 S20 W23$ E23 N32$ S12 E42 N20$.

LAND DESCRIPTION

TOTAL OB/XF 39,988

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	RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	125,000.00	125,000.00	125,000							
2	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: 250,000 Market: 0 Agricultural: 0 Common: 250,000 PRINTED 07/30/2025 BY SYS