LOT 15
IN OR 2121/1535
FIDDLERS WALK PB 5/237

BARRON SANDRA
95002 SEA HAWK PL
FERNANDINA BEACH, FL 32034

2025

46-3N-28-507F-0015-0000

BUILDING CHARACTERISTICS

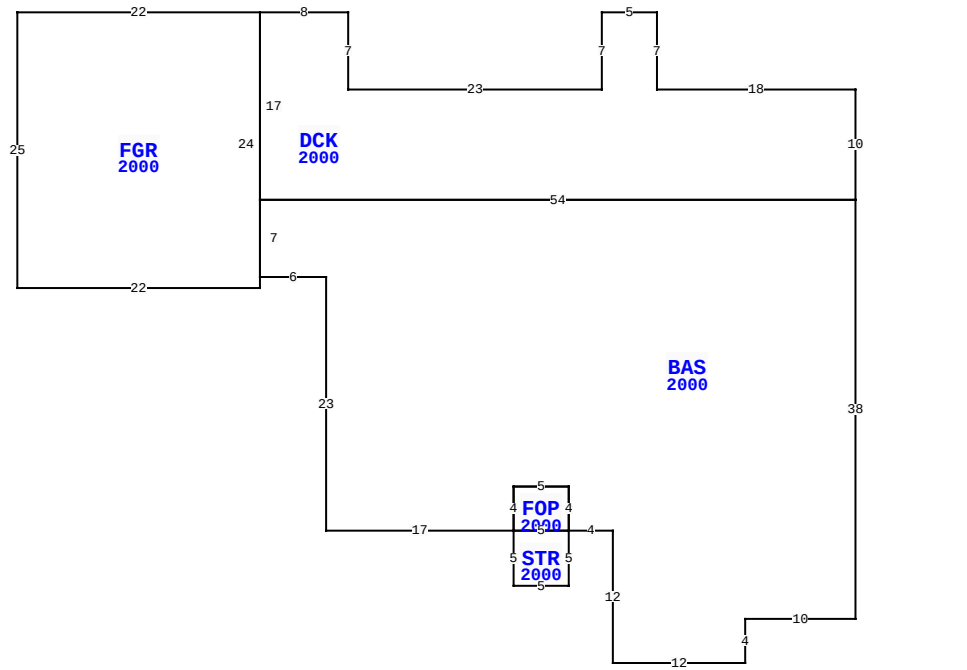
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,686	100	2000	1,686	284,292
DCK	631	10	2000	63	10,623
FGR	550	55	2000	302	50,923
FOP	20	30	2000	6	1,011
STR	25	10	2000	2	337
TOTALS	2,912			2,059	347,187

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	11	2,059	144.7470	191.07	393,413	2000	2000	0	0	0	11.75	88.25

1 SNGL FAM – 100% - 2018 Heated Area: 1686 HX Base Yr 2018



95002 SEA HAWK PL, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		347,187
TOTAL MARKET OB/XF VALUE		14,573
TOTAL LAND VALUE - MARKET		200,000
TOTAL MARKET VALUE		561,760
SOH/AGL Deduction		265,797
ASSESSED VALUE		295,963
TOTAL EXEMPTION VALUE	HX HB SX	100,722
BASE TAXABLE VALUE		195,241
TOTAL JUST VALUE		561,760
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		450,152

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R1801098	REPAIR/RRF	18,275	02/01/2018
006944	NEW CONSTR	84,374	03/01/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2121/1535	5/22/2017	WD	Q	I	02	272,500
GRANTOR: DARLINGTON RUTH W						
GRANTEE: BARRON SANDRA						
0883/0153	5/13/1999	WD	Q	V		22,500
GRANTOR: HELMING DONNA A						
GRANTEE: DARLINGTON RUTH W						

BUILDING NOTES

BUILDING DIMENSIONS

DCK=[YR=2000] W18 N7 W5 S7 W23 N7 W8 FGR=[YR=2000] W22 S25 E22 N1 BAS=[YR=2000] E6 S23 E17 STR=[YR=2000] S5 E5 N5 FOP=[YR=2000] N4 W5S4 E5$ W5$ N4 E5 S4 E4 S12 E12N4 E10 N38 W54 S7$ N24$ S17 E54 N10$.

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	0810	CONCRETE A	0	100	0	0	816.00	SF	6.50	6.50	100	2000	2000	3	77	4,084	
2	0812	CONCRETE C	0	100	0	0	3,198.00	SF	4.00	4.00	100	2003	2003	3	82	10,489	

LAND DESCRIPTION

TOTAL OB/XF 14,573

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	000116	C	RES MARSH	100		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	200,000.00	200,000.00	200,000							

REVIEW DATE 11/22/2019 BY KWA Total Acres: 0.00 Total Land Value: 200,000 Market: 0 Agricultural: 0 Common: 200,000 PRINTED 07/30/2025 BY SYS