LOT 16
FIDDLERS WALK PB 5/237

COYLE MICHAEL J & REBECCA S
95008 SEA HAWK PL
FERNANDINA BEACH, FL 32034

2025

46-3N-28-507F-0016-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

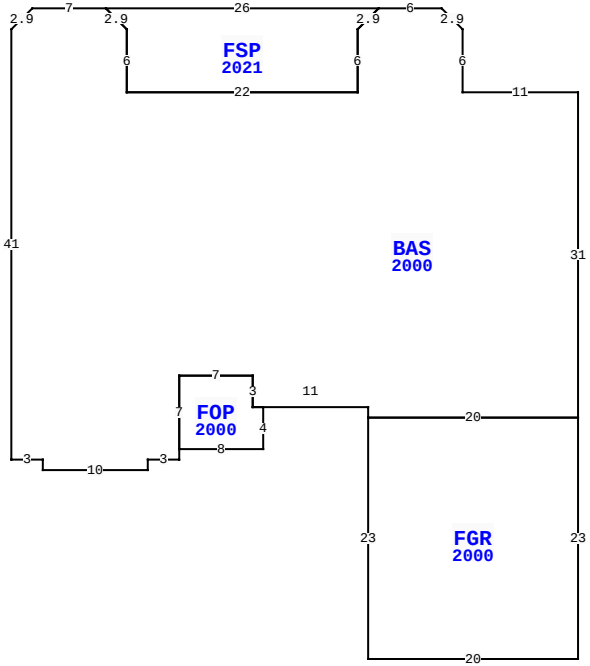
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 80
Exterior Wall	16	WD FR STUC 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	1,869	100	2000	1,869	303,557
FGR	460	55	2000	253	41,092
FOP	53	30	2000	16	2,599
FSP	180	40	2021	72	11,694
TOTALS	2,562			2,210	358,941

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	11	2,210	135.6614	179.07	395,745	2000	2005	0	0	0	9.30	90.70

1 SNGL FAM – 100% - 2020 Heated Area: 1869 HX Base Yr 2020



95008 SEA HAWK PL, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		358,941
TOTAL MARKET OB/XF VALUE		10,878
TOTAL LAND VALUE - MARKET		200,000
TOTAL MARKET VALUE		569,819
SOH/AGL Deduction		263,405
ASSESSED VALUE		306,414
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		255,692
TOTAL JUST VALUE		569,819
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		528,648

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2107149	(3) WINDOWS	0	08/01/2021
B2008890	(6) WINDOWS + 1 D	13,800	10/01/2020
9966127	FOUNDATION	20,450	11/01/1999
9906237	NEW CONSTR	108,120	06/01/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2311/1635	10/10/2019	WD	Q	I	01	275,000
GRANTOR: STECKLER EDWARD H REV						
GRANTEE: COYLE MICHAEL J & R						
1799/0434	6/15/2012	WD	U	I	30	100
GRANTOR: STECKLER EDWARD H						
GRANTEE: STECKLER EDWARD H T						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2000] W11 N6 L2 U2 W6 FSP=[YR=2021] W26 D2 R2 S6 E22 N6 R2 U2 $ D2 L2 S6 W22 N6 L2 U2 W7 D2 L2 S41 E3 S1 E10 N1 E3 N1 FOP=[YR=2000] E8 N4 W1 N3 W7 S7$ N7 E7 S3 E11 S1 FGR=[YR=2000] S23 E20 N23 W20$ E20 N31$.

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	1,701.00	SF	5.20	5.20	100	2000	2000	3	77	6,811	
2	0812	CONCRETE C	0	100	0	0	1,287.00	SF	4.00	4.00	100	2001	2001	3	79	4,067	

LAND DESCRIPTION

TOTAL OB/XF 10,878

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 01/27/2022 BY KW Total Acres: 0.00 Total Land Value: 200,000 Market: 0 Agricultural: 0 Common: 200,000 PRINTED 07/30/2025 BY SYS