LOT 18
FIDDLERS WALK PB 5/237

SALZBURG ADAM D & AMANDA R
95048 SEA HAWK PL
FERNANDINA BEACH, FL 32034

2025

46-3N-28-507F-0018-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

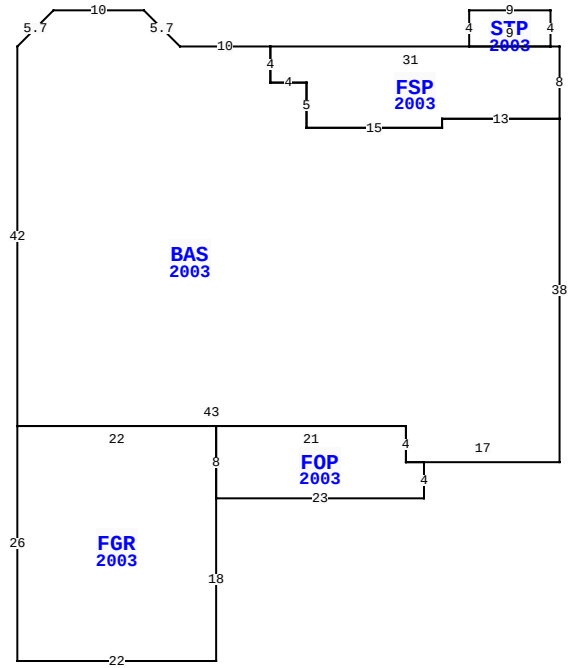
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	2,389	100	2003	2,389	396,710
FGR	572	55	2003	315	52,308
FOP	176	30	2003	53	8,801
FSP	255	40	2003	102	16,938
STP	36	10	2003	4	664
TOTALS	3,428			2,863	475,420

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	11	2,863	138.2420	182.48	522,440	2003	2006	0	0	0	9.00	91.00

1 SNGL FAM – 100% - 2020 Heated Area: 2389 HX Base Yr 2020



95048 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		475,420
TOTAL MARKET OB/XF VALUE		10,619
TOTAL LAND VALUE - MARKET		200,000
TOTAL MARKET VALUE		686,039
SOH/AGL Deduction		384,709
ASSESSED VALUE		301,330
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		250,608
TOTAL JUST VALUE		686,039
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		638,524

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R2008730	REPAIR/RRF	20,043	10/01/2020
B1428813	864POLEBRN	18,351	05/01/2014
B19968	ADDITION	1,600	05/01/2007
P0363954	NEW CONSTR	200,000	06/01/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2322/1213	10/31/2019	TD	Q	I	01	420,000
GRANTOR: JOYCE M ALDRICH LIVIN						
GRANTEE: SALZBURG ADAM D & A						
1251/0314	8/05/2004	WD	Q	I	01	100
GRANTOR: ALDRICH JOYCE M						
GRANTEE: ALDRICH JOYCE M TRU						

BUILDING NOTES

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2003	2003	3	86	3,010	
2	0812	CONCRETE C	0	100	0	0	1,569.00	SF	4.00	4.00	100	2003	2003	3	82	5,146	
3	1126	CB/STC 8"	0	100	0	0	156.00	SF	8.00	8.00	100	2003	2003	3	82	1,023	
4	0351	CARPORT MT	0	100	20	12	240.00	SF	10.00	10.00	100	2014	2014	3	60	1,440	

BUILDING DIMENSIONS

FSP=[YR=2003] W1 STP=[YR=2003] N4 W9 S4 E9 $ W31
BAS=[YR=2003] W10 U4 L4 W10 D4 L4 S42 FGR=[YR=2003] S26
E22 N18 FOP=[YR=2003] E23 N4 W2 N4 W21 S8$ N8 W22$ E43 S4 E17
N38 W13 S1 W15 N5 W4 N4$ S4 E4 S5 E15 N1 E13 N8$.

LAND DESCRIPTION

TOTAL OB/XF 10,619

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