

LOT 19
IN OR 1999/1305
FIDDLERS WALK PB 5/237

JOHNS ALBERT LANE & JOAN M
95070 SEA HAWK PLACE
FERNANDINA BEACH, FL 32034

2025

46-3N-28-507F-0019-0000



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	16	WD FR STUC 100			
Roof Structure	03	GABLE/HIP 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	05	DRYWALL 100			
Interior Floor	13	LVT/LAMMT 70			
Interior Floor	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	2,220	100	2017	2,220	379,101
FGR	725	55	2017	399	68,136
FOP	194	30	2017	58	9,905
FSP	510	40	2017	204	34,837
STR	21	10	2017	2	342
TOTALS	3,670			2,883	492,320

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	11	2,883	134.0637	176.96	510,176	2017	2017	0	0	3.50	96.50

1 SNGL FAM - 100% - 2018

Heated Area: 2220

HX Base Yr 2018

Floor plan diagram showing various areas labeled with codes and years: FSP 2017, BAS 2017, FOP 2017, STR 2017, FGR 2017. Dimensions are provided for each area and the overall footprint.

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2025

MLU