LOT 20
FIDDLERS WALK PB 5/237

SCOTT DOUGLAS B III & SARA
95094 SEA HAWK PL
FERNANDINA BEACH, FL 32034

2025

46-3N-28-507F-0020-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

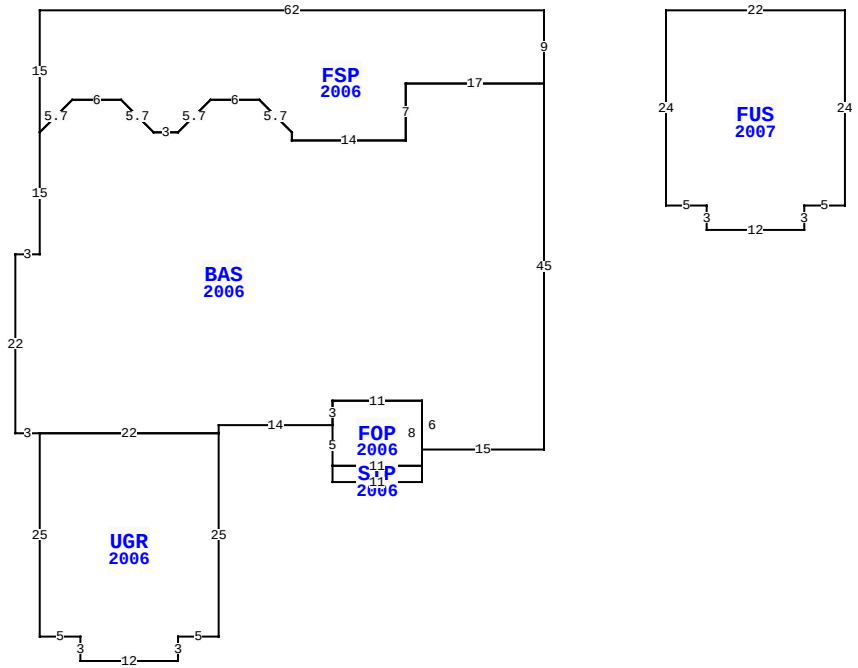
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		5 100
Frame	03	MASONRY 100
Stories	1.5	1.5 100
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	2,500	100	2006	2,500	395,077
FOP	88	30	2006	26	4,109
FSP	762	40	2006	305	48,199
FUS	564	100	2007	564	89,129
STP	22	10	2006	2	316
UGR	586	45	2006	264	41,720
TOTALS	4,522			3,661	578,550

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	11	3,661	131.5593	173.66	635,769	2006	2006	0	0	0	9.00	91.00

1 SNGL FAM – 100% - 2024 Heated Area: 3064 HX Base Yr 2024



95094 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		578,550
TOTAL MARKET OB/XF VALUE		42,557
TOTAL LAND VALUE - MARKET		200,000
TOTAL MARKET VALUE		821,107
SOH/AGL Deduction		28,197
ASSESSED VALUE		792,910
TOTAL EXEMPTION VALUE	HX HB VX	55,722
BASE TAXABLE VALUE		737,188
TOTAL JUST VALUE		821,107
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		770,564

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0516395	SWIM POOL	24,000	01/01/2005
C0413203	CO ISSUED	0	12/01/2004
B0413203	NEW CONSTR	0	12/01/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2614/0593	1/12/2023	WD	Q	I	01	890,000
GRANTOR: COOK JASON J & JAN R						
GRANTEE: SCOTT DOUGLAS B III						
2166/1710	12/19/2017	WD	Q	I	01	430,000
GRANTOR: CORDLE BRIAN SCOTT TR						
GRANTEE: COOK JASON J & JAN						

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=2006] W62 S15 BAS=[YR=2006] S15 W3 S22 E3
UGR=[YR=2006] S25 E5 S3 E12 N3 E5 N25 W22 $ E22 N1 E14
FOP=[YR=2006] S5 STP=[YR=2006] S2 E11 N2 W11 $ E11 N8 W11S3
$N3 E11 S6 E15 N45 W17 S7 W14 N1 U4 L4 W6 L4 D4 W3 U4 L4
W6 D4 L4 $ U4 R4 E6 D4 R4 E3 U4 R4 E6 D4 R4 S1 E14
N7 E17 N09$ PTR= E15 FUS=[YR=2007] E22 S24 W5 S3 W12 N3 W5
N24 $ W15 $.

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	2,592.00	SF	5.20	5.20	100	2006	2006	3	86	11,591	
2	0861	POOL GUNIT	0	100	0	0	544.00	SF	85.00	85.00	100	2006	2006	3	40	18,496	
3	0845	KOOL DECK	0	100	0	0	2,000.00	SF	7.25	7.25	100	2006	2006	3	86	12,470	

LAND DESCRIPTION

TOTAL OB/XF 42,557

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