



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 80
Exterior Wall	16	WD FR STUC 20
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	N/A 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
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	1,949	100	2000	1,949	305,609
FGR	460	55	2000	253	39,671
FOP	66	30	2000	20	3,136
STR	20	10	2000	2	314
UOP	276	20	2000	55	8,625
TOTALS	2,771			2,279	357,353

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0810	CONCRETE A	0	100	20	3	60.00	SF	6.50
2	0810	CONCRETE A	0	100	50	16	800.00	SF	6.50
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
4	0911	SCRN RM A	0	100	23	8	184.00	SF	17.50

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000116	C	RES MARSH	100		RSF-1	0.00	0.00	1.00

REVIEW DATE	11/22/2019	BY	KWA
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MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0900	11	2,279	130.6830	172.50	393,128	2000	2005		0	0	9.10	90.90	
1 SNGL FAM - 100% - 2016 Heated Area: 1949 HX Base Yr 2016													
95108 SEA HAWK PL, FERNANDINA BEACH													
BLD DATE: 05/06/2025 MLU													

TOTAL OB/XF													
8,819													

TOTAL OB/XF													
8,819													

Total Acres:	0.00	Total Land Value:	200,000	Market:	0	Agricultural:	0
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NASSAU COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		357,353	
TOTAL MARKET OB/XF VALUE		8,819	
TOTAL LAND VALUE - MARKET		200,000	
TOTAL MARKET VALUE		566,172	
SOH/AGL Deduction		307,774	
ASSESSED VALUE		258,398	
TOTAL EXEMPTION VALUE		50,722	
BASE TAXABLE VALUE		207,676	
TOTAL JUST VALUE		566,172	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		524,386	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
996421	NEW CONSTR	127,000	11/01/1999

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
2703/610	3/29/2024	WD	U	I	11
GRANTOR: ANDERSON THOMAS & ALI					
GRANTEE: ANDERSON THOMAS & A					
1992/1245	7/20/2015	WD	Q	I	02
GRANTOR: BELL NATHANIEL S					
GRANTEE: ANDERSON THOMAS CHR					

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2000] W14 UOP=[YR=2000] N8 W10 STR=[YR=2000] N4 W5 S4 E5\$ W13 S12 E23 N4 \$ S4 W23 N4 W13 S46 E11 FOP=[YR=2000] S6E10 N3 W2 N5 W6 S2 W2 \$ E2 N2 E6 S5 E11 FGR=[YR=2000] S6 E20 N23 W20 S17 \$ N17 E20 N32 \$.									

OTHER ADJUSTMENTS AND NOTES									

Common:	200,000	PRINTED 07/30/2025 BY SYS
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