LOT 3
IN OR 1119/1197
SEAWALK PB 6/337

HAYES HENRY T JR
P O BOX 15703
FERNANDINA BEACH, FL 32035-3112

2026

00-00-30-0609-0003-0000

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 100
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

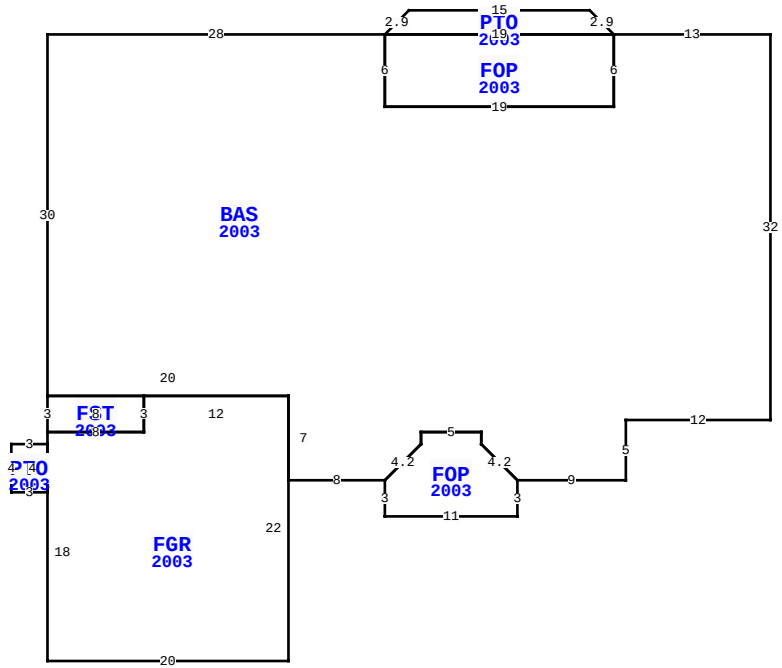
DOR CODE 0100 SINGLE FAMILY
MAP NUM
MKT AREA 03
NEIGHBORHOOD/LOC 3032.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,877	100	2003	1,877	424,515
FGR	416	55	2003	229	51,792
FOP	62	30	2003	19	4,297
FOP	114	30	2003	34	7,690
FST	24	55	2003	13	2,941
PTO	12	5	2003	1	226
PTO	34	5	2003	2	452
TOTALS	2,539			2,175	491,913

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	2,175	153.0858	254.12	552,711	2003	2003	0	0	0	11.00	89.00

1 SFR CUST 100% - 2004 Heated Area: 1877 HX Base Yr 2004



95054 SEAWALK CT, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/09/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		491,913
TOTAL MARKET OB/XF VALUE		282
TOTAL LAND VALUE - MARKET		375,000
TOTAL MARKET VALUE		867,195
SOH/AGL Deduction		498,354
ASSESSED VALUE		368,841
TOTAL EXEMPTION VALUE	HX HB VX VP WR	153,640
BASE TAXABLE VALUE		215,201
TOTAL JUST VALUE		867,195
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		827,335

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0311044	NEW CONSTR	149,040	04/01/2003
R034983	REPAIR/RRF	3,800	04/01/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1119/1197	3/07/2003	WD	Q	V		109,800
GRANTOR: BRYLEN HOMES LTD						
GRANTEE: HAYES HENRY T JR &						
1119/1195	3/07/2003	WD	U	V	19	83,700
GRANTOR: SCOTT ROAD LLC						
GRANTEE: BRYLEN HOMES LTD						

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
2	1126	CB/STC 8"	0	100	0	0	44.00	SF	8.00	8.00	100	2003	2003	3	80	282	

BUILDING DIMENSIONS

BAS=[YR=2003] W13 PTO=[YR=2003] U2 L2 W15 D2 L2
FOP=[YR=2003] S6E19N6W19 $ E19$ S6 W19 N6W28 S30
FST=[YR=2003] S3 FGR=[YR=2003] S1 PTO=[YR=2003] W3 S4 E3
N4 $ S18 E20 N22 W12 S3 W8 $ E8 N3 W8 $E20 S7 E8
FOP=[YR=2003] S3 E11 N3 U3 L3 N1 W5 S1 D3 L3 $ U3 R3 N1
E5 S1 D3 R3 E9 N5 E12 N32$.

LAND DESCRIPTION

TOTAL OB/XF 282

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	000100	C	RES	100	0003	PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	375,000.00	375,000.00	375,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 375,000 Market: 0 Agricultural: 0 Common: 375,000 PRINTED 07/09/2026 BY SYS