LOT 4
SEAWALK PB 6/337

MCCARRON DONALD E L/E/
95048 SEA WALK COURT
FERNANDINA BEACH, FL 32034

2026

00-00-30-0609-0004-0000

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 80
Interior Floo	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

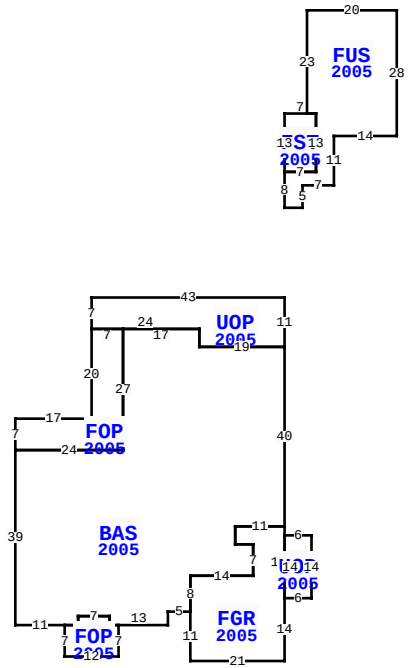
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	3032.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,883	100	2005	2,883	574,752
FGR	492	55	2005	271	54,026
FOP	98	30	2005	29	5,782
FOP	308	30	2005	92	18,341
FST	91	55	2005	50	9,968
FUS	635	100	2005	635	126,593
UOP	84	20	2005	17	3,389
UOP	377	20	2005	75	14,952
TOTALS	4,968			4,052	807,803

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	4,052	133.4414	221.51	897,559	2005	2005	0	0	0	10.00	90.00

1 SFR CUST 100% - 2006 Heated Area: 3518 HX Base Yr 2006



95048 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		807,803
TOTAL MARKET OB/XF VALUE		56,154
TOTAL LAND VALUE - MARKET		375,000
TOTAL MARKET VALUE		1,238,957
SOH/AGL Deduction		792,440
ASSESSED VALUE		446,517
TOTAL EXEMPTION VALUE	HX HB WR	56,411
BASE TAXABLE VALUE		390,106
TOTAL JUST VALUE		1,238,957
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,143,898

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B16137	NEW CONSTR	436,655	09/01/2005
E14605	ELEC OTHER	2,000	03/01/2005
M09373	MECH OTHER	0	03/01/2005
P0408841	OTHER	0	12/01/2004
B0414081	SWIM POOL	34,300	11/01/2004
B0413699	NEW CONSTR	253,282	09/01/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2779/881	1/14/2025	QC	U	I	11	100
GRANTOR: MCCARRON DONALD E						
GRANTEE: MCCARRON MARY MEGAN						
1253/0587	8/17/2004	WD	Q	V		112,300
GRANTOR: BRYLEN HOMES LTD						
GRANTEE: MCCARRON DONALD E &						

BUILDING NOTES

BUILDING DIMENSIONS

UOP=[YR=2005] W43 S7 FOP=[YR=2005] S20 W17 S7 BAS=[YR=2005] S39 E11 FOP=[YR=2005] S7 E12 N7 W2 N2 W7 S2 W3$ E3 N2 E7 S2 E13 N3 E5 FGR=[YR=2005] S11 E21 N14 UOP=[YR=2005] E6 N14 W6 S14$ N16 W11 S4 E4 S7 W14 S8$ N8 E14 N7 W4 N4 E11 N40 W19 N4 W17 S27 W24$ E24 N27 W7$ E24 S4 E19 N11$ PTR=N20 FUS=[YR=2005] N8 FST=[YR=2005] N13 E7 S13 W7$ E7 N13 W2 N23 E20 S28 W14 S11 W7 S5 W4$ S20$.

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	2005	2005	3	87	3,045	
4	0911	SCRN RM A	0	100	0	0	435.00	SF	18.00	18.00	100	2005	2005	3	21	1,644	
5	0860	POOL/SPA	0	100	0	0	1.00	UT	60,000.00	60,000.00	100	2005	2005	05	85	51,000	
8	1126	CB/STC 8"	0	100	0	0	70.00	SF	8.00	8.00	100	2005	2005	3	83	465	

LAND DESCRIPTION

TOTAL OB/XF 56,154

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		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