LOT 6
IN OR 1382/1248
SEAWALK PB 6/337

MELNICK LAWRENCE S & RONNIE B
95036 SEAWALK COURT
FERNANDINA BEACH, FL 32034

2026

00-00-30-0609-0006-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

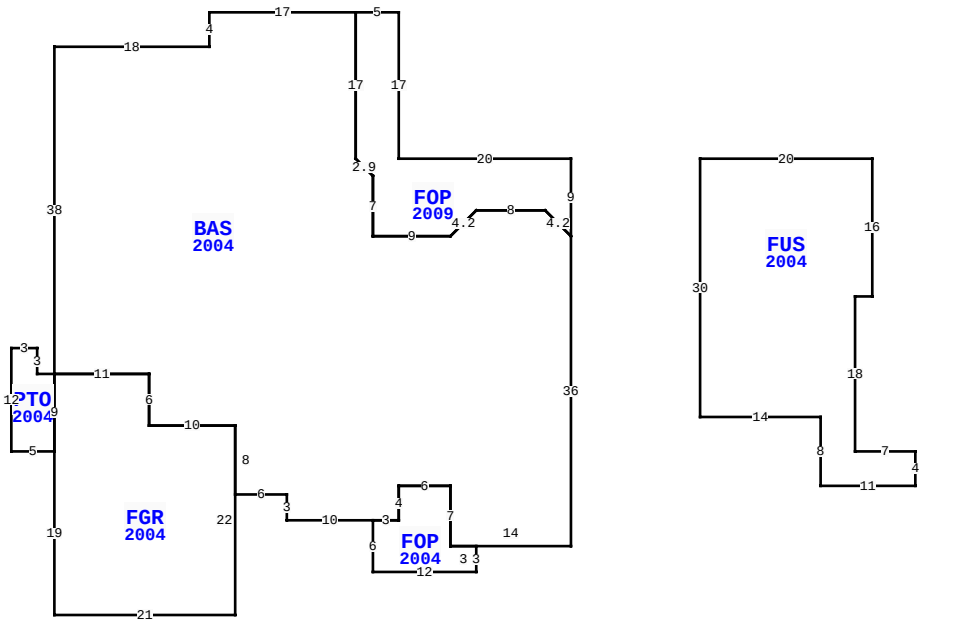
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3.5 100
Frame	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	2,570	100	2004	2,570	490,990
FGR	528	55	2004	290	55,403
FOP	87	30	2004	26	4,967
FOP	261	30	2009	78	14,902
FUS	632	100	2004	632	120,742
PTO	54	5	2004	3	573
TOTALS	4,132			3,599	687,577

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	3,599	128.5875	213.46	768,243	2004	2004	0	0	0	10.50	89.50

1 SFR CUST 100% - 2006 Heated Area: 3202 HX Base Yr 2006



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

95036 SEAWALK CT, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		687,577
TOTAL MARKET OB/XF VALUE		47,623
TOTAL LAND VALUE - MARKET		375,000
TOTAL MARKET VALUE		1,110,200
SOH/AGL Deduction		635,833
ASSESSED VALUE		474,367
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		422,956
TOTAL JUST VALUE		1,110,200
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,023,939

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B23179	XFOB	11,361	01/01/2010
B0922974	SWIM POOL	22,000	10/01/2009
B0412949	NEW CONSTR	223,874	06/01/2004
R046252	REPAIR/RRF	5,000	06/01/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1382/1248	1/18/2006	WD	Q	I	01	100
GRANTOR: MELNICK LAWRENCE S &						
GRANTEE: MELNICK LAWRENCE S						
1229/1697	5/12/2004	WD	Q	V		112,300
GRANTOR: BRYLEN HOMES LTD						
GRANTEE: MELNICK LAWRENCE &						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2009] W20 N17 W5 BAS=[YR=2004] W17 S4 W18 S38 PTO=[YR=2004] W2 N3 W3 S12 E5 FGR=[YR=2004] S19 E21 N22 W10 N6 W11 S9$ N9$ E11 S6 E10 S8 E6 S3 E10 FOP=[YR=2004] S6 E12 N3 W3 N7 W6 S4 W3$ E3 N4 E6 S7 E14 N36 L3 U3 W8 L3 D3 W9 N7 U2 L2 N17$ S17 R2 D2 S7 E9 U3 R3 E8 R3 D3 N9$ PTR=E15 FUS=[YR=2004] E20 S16 W2 S18 E7 S4 W11 N8 W14 N30$ 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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2004	2004	3	86	3,010	
4	0860	POOL/SPA	0	100	0	0	1.00	UT	50,000.00	50,000.00	100	2009	2009	04	85	42,500	
6	0911	SCRN RM A	0	100	0	0	340.00	SF	18.00	18.00	100	2009	2009	3	31	1,897	
7	1126	CB/STC 8"	0	100	11	3	33.00	SF	8.00	8.00	100	2004	2004	3	82	216	

LAND DESCRIPTION

TOTAL OB/XF 47,623

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