LOT 7
SEAWALK PB 6/337

WALDEN VIDA L/E/SHELTON JERRY CLARE L/E ET AL
PO BOX 17108
FERNANDINA BEACH, FL 32035

2026

00-00-30-0609-0007-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

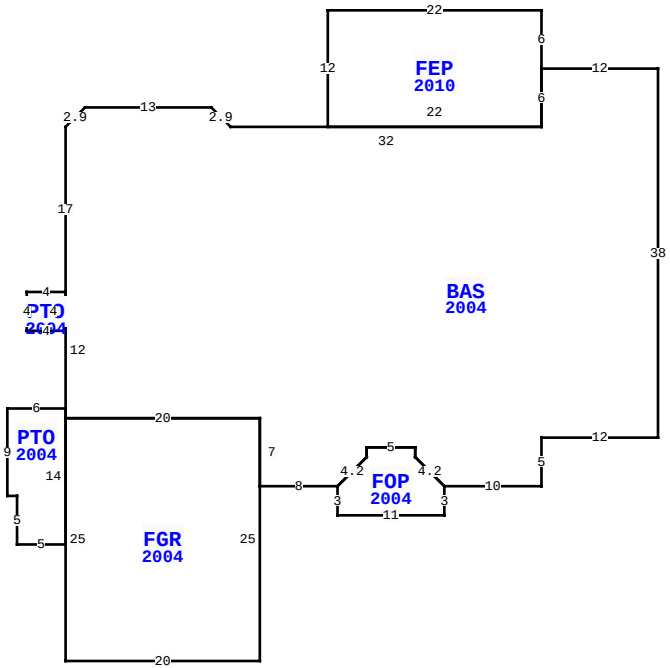
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		3 100
Frame	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	2,130	100	2004	2,130	454,493
FEP	264	80	2010	211	45,023
FGR	500	55	2004	275	58,679
FOP	62	30	2004	19	4,054
PTO	16	5	2004	1	213
PTO	79	5	2004	4	854
TOTALS	3,051			2,640	563,315

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	2,640	143.6218	238.41	629,402	2004	2004	0	0	0	10.50	89.50

1 SFR CUST 100% - 2022 Heated Area: 2130 HX Base Yr 2022



95028 SEAWALK CT, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		563,315
TOTAL MARKET OB/XF VALUE		3,272
TOTAL LAND VALUE - MARKET		375,000
TOTAL MARKET VALUE		941,587
SOH/AGL Deduction		414,268
ASSESSED VALUE		527,319
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		475,908
TOTAL JUST VALUE		941,587
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		900,013

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0412576	NEW CONSTR	156,970	04/01/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2487/0097	7/23/2021	QC	U	I	11	100
GRANTOR: WALDEN VIDA						
GRANTEE: SEAWALK COURT TRUST						
2473/1818	6/25/2021	WD	Q	I	02	725,000
GRANTOR: KELSAY JOANNE H						
GRANTEE: WALDEN VIDA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004] W12 FEP=[YR=2010] N6 W22 S12 E22 N6 $ S6 W32 U2 L2 W13 D2 L2 S17 PTO=[YR=2004] W4 S4 E4 N4$ S12 PTO=[YR=2004] W6 S9 E1 S5 E5 N14 $ S1 FGR=[YR=2004] S25 E20 N25 W20$ E20 S7 E8 FOP=[YR=2004] S3 E11 N3 U3 L3 N1 W5 S1 D3 L3 $ U3 R3 N1 E5 S1 D3 R3 E10 N5 E12 N38 $.

EXTRA FEATURES

L N	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	
5	1126	CB/STC 8"	0	100	0	0	40.00	SF	8.00	8.00	100	2004	2004	3	82	262	

LAND DESCRIPTION

TOTAL OB/XF 3,272

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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