



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 70
Interior Floo	14	CARPET 30
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

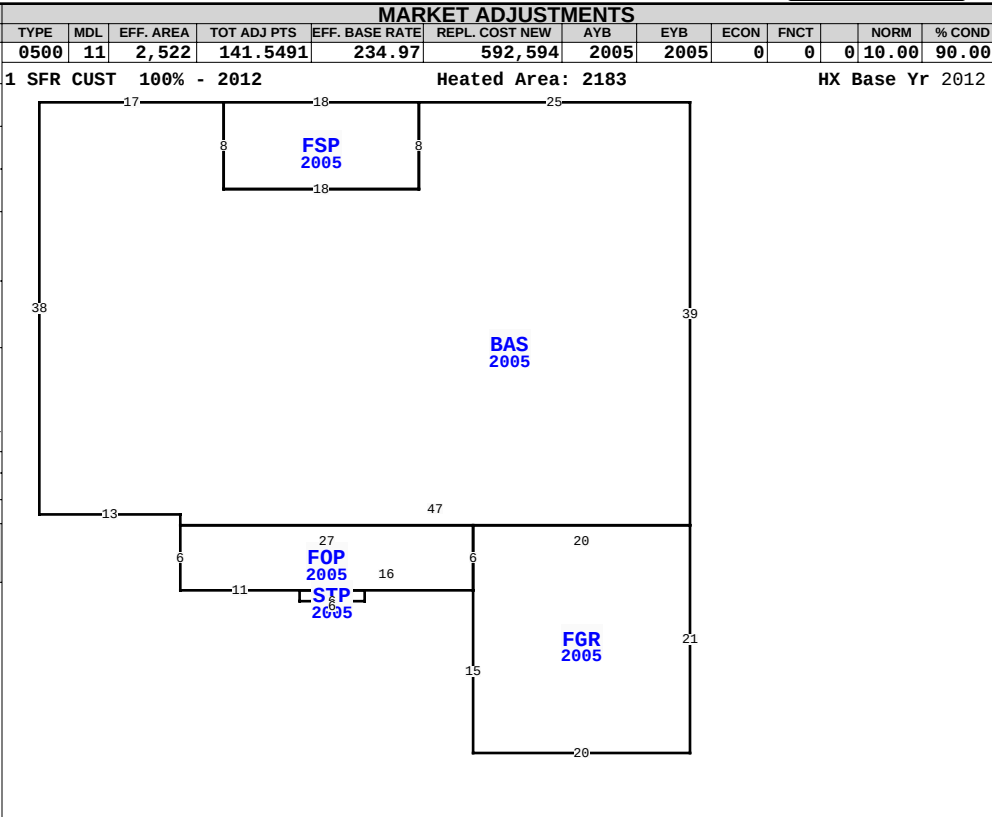
MAP NUM		MKT AREA	03
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NEIGHBORHOOD/LOC	3032.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,183	100	2005	2,183	461,646
FGR	420	55	2005	231	48,850
FOP	162	30	2005	49	10,363
FSP	144	40	2005	58	12,265
STP	6	10	2005	1	212

TOTALS	2,915			2,522	533,335
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
4	1126	CB/STC 8"	0	100	0	0	71.00	SF	8.00



95002 SEAWALK CT, FERNANDINA BEACH	BLD DATE	LGL DATE	04/09/2026	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

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	2005	2005	3	87	3,045	
4	1126	CB/STC 8"	0	100	0	0	71.00	SF	8.00	8.00	100	2005	2005	3	83	471	

LAND DESCRIPTION										TOTAL OB/XF 3,516							
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L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE
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

NASSAU COUNTY PROPERTY										PAGE 1 of 1 8							
VALUATION SUMMARY										STANDARD							
VALUATION BY										Tax Group: 8 Tax Dist:							
BUILDING MARKET VALUE										533,335							
TOTAL MARKET OB/XF VALUE										3,516							
TOTAL LAND VALUE - MARKET										375,000							
TOTAL MARKET VALUE										911,851							
SOH/AGL Deduction										521,086							
ASSESSED VALUE										390,765							
TOTAL EXEMPTION VALUE										56,411							
BASE TAXABLE VALUE										334,354							
TOTAL JUST VALUE										911,851							
NCON VALUE										0							
INCOME VALUE																	
PREVIOUS YEAR MKT VALUE										868,372							

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0413241	NEW CONSTR	159,880	07/01/2004

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2872/1980	5/29/2026	WD	Q	I	01	880,000	
GRANTOR: FORD SUSAN K							
GRANTEE: BOUNDY ROGER E							
1230/1681	5/17/2004	WD	Q	V		116,800	
GRANTOR: BRYLEN HOMES LTD							
GRANTEE: BRENDLE KENNETH L &							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2005] W25 FSP=[YR=2005] W18 S8 E18 N8\$ S8 W18 N8 W17 S38 E13 S1 FOP=[YR=2005] S6 E11 STP=[YR=2005] S1 E6 N1 W6\$ E16 FGR=[YR=2005] S15 E20 N21 W20 S6\$ N6 W27\$ E47 N39\$.									