LOT 9
SEAWALK PB 6/337

TOMLINSON RONALD WALTER &/DORRANCE-TOMLINSON JACQU
95001 SEAWALK COURT
FERNANDINA BEACH, FL 32034

2026

00-00-30-0609-0009-0000

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 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

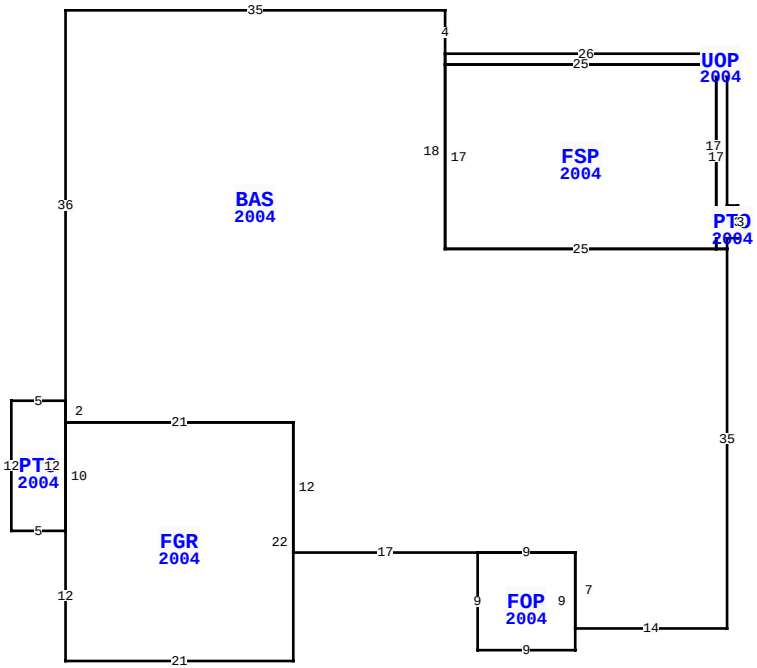
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 03
NEIGHBORHOOD/LOC 3032.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,324	100	2004	2,324	481,994
FGR	462	55	2004	254	52,679
FOP	81	30	2004	24	4,978
FSP	425	40	2004	170	35,258
PTO	3	5	2004	0	0
PTO	60	5	2004	3	622
UOP	43	20	2004	9	1,867
TOTALS	3,398			2,784	577,397

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	2,784	139.5984	231.73	645,136	2004	2004	0	0	0	10.50	89.50

1 SFR CUST 100% - 2008 Heated Area: 2324 HX Base Yr 2008



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

95001 SEAWALK CT, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		577,397
TOTAL MARKET OB/XF VALUE		3,502
TOTAL LAND VALUE - MARKET		375,000
TOTAL MARKET VALUE		955,899
SOH/AGL Deduction		533,627
ASSESSED VALUE		422,272
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		370,861
TOTAL JUST VALUE		955,899
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		922,607

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B22107	REMODEL	8,000	12/01/2008
B0311241	NEW CONSTR	196,020	06/01/2003
R035128	REPAIR/RRF	5,000	06/01/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2598/0248	10/18/2022	SW	U	I	11	100
GRANTOR: TOMLINSON RONALD W TR						
GRANTEE: TOMLINSON RONALD &						
1141/0644	5/30/2003	WD	Q	V		109,800
GRANTOR: BRYLEN HOMES LTD						
GRANTEE: TOMLINSON RONALD &						

BUILDING NOTES

BUILDING DIMENSIONS

UOP=[YR=2004] W26 BAS=[YR=2004] N4 W35 S36PTO=[YR=2004] W5 S12 E5 FGR=[YR=2004] S12 E21 N22 W21 S10 $ N12 $ S2 E21 S12 E17 FOP=[YR=2004] S9 E9 N9 W9 $ E9 S7 E14 N35 W1 FSP=[YR=2004] N17 W25 S17 E25 $ W25 N18 $ S1 E25 S17 E1 N1 PTO=[YR=2004] E1 N3 W1 S3 $ N17 $.

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	1126	CB/STC 8"	0	100	0	0	75.00	SF	8.00	8.00	100	2004	2004	3	82	492	

LAND DESCRIPTION

TOTAL OB/XF 3,502

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