LOT 13
SEAWALK PB 6/337

SHAVITZ JAY & DONNA
95019 SEAWALK CT
FERNANDINA BEACH, FL 32034

2026

00-00-30-0609-0013-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

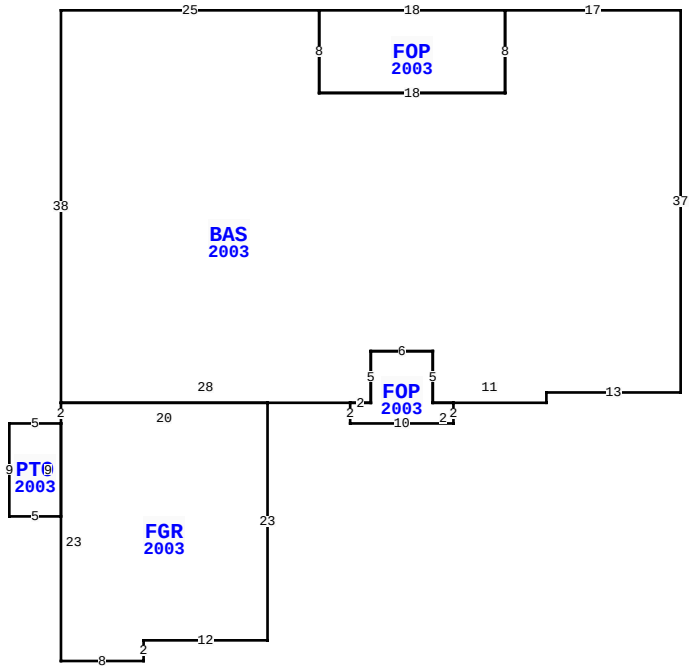
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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
NEIGHBORHOOD/LOC	3032.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,093	100	2003	2,093	454,516
FGR	476	55	2003	262	56,896
FOP	50	30	2003	15	3,257
FOP	144	30	2003	43	9,338
PTO	45	5	2003	2	434
TOTALS	2,808			2,415	524,441

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	2,415	146.9873	244.00	589,260	2003	2003	0	0	0	11.00	89.00

1 SFR CUST 100% - 2026 Heated Area: 2093 HX Base Yr 2026



95019 SEAWALK CT, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/03/2024 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		524,441
TOTAL MARKET OB/XF VALUE		37,362
TOTAL LAND VALUE - MARKET		375,000
TOTAL MARKET VALUE		936,803
SOH/AGL Deduction		0
ASSESSED VALUE		936,803
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		885,392
TOTAL JUST VALUE		936,803
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		877,603

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1801314	SCNENCL	11,714	02/06/2018
B0311785	ADDITION	5,600	10/01/2003
B0311261	SWIM POOL	17,805	06/01/2003
R034892	REPAIR/RRF	4,000	03/01/2003
B0310911	NEW CONSTR	173,600	01/01/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2785/520	5/02/2025	WD	Q	I	01	1,060,000
GRANTOR: BENSON ROY T & BETTY						
GRANTEE: SHAVITZ JAY & DONNA						
1606/1285	2/20/2009	TD	Q	I	01	489,500
GRANTOR: WHITE BRIAN D TRUSTEE						
GRANTEE: BENSON ROY T & BETT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2003] W17 FOP=[YR=2003] W18 S8 E18 N8$ S8 W18 N8 W25 S38 FGR=[YR=2003] S2 PTO=[YR=2003] W5 S9 E5 N9$ S23 E8 N2 E12 N23 W20$ E28 FOP=[YR=2003] S2 E10 N2 W2 N5 W6 S5 W2$ E2 N5 E6 S5 E11 N1 E13 N37$.

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	2003	2003	3	85	2,975	
3	0860	POOL/SPA	0	100	0	0	1.00	UT	30,000.00	30,000.00	100	2003	2003	02	85	25,500	
6	1126	CB/STC 8"	0	100	10	4	40.00	SF	8.00	8.00	100	2003	2003	3	80	256	
7	0911	SCRN RM A	0	100	18	36	648.00	SF	18.00	18.00	100	2018	2018	3	74	8,631	

LAND DESCRIPTION

TOTAL OB/XF 37,362

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