

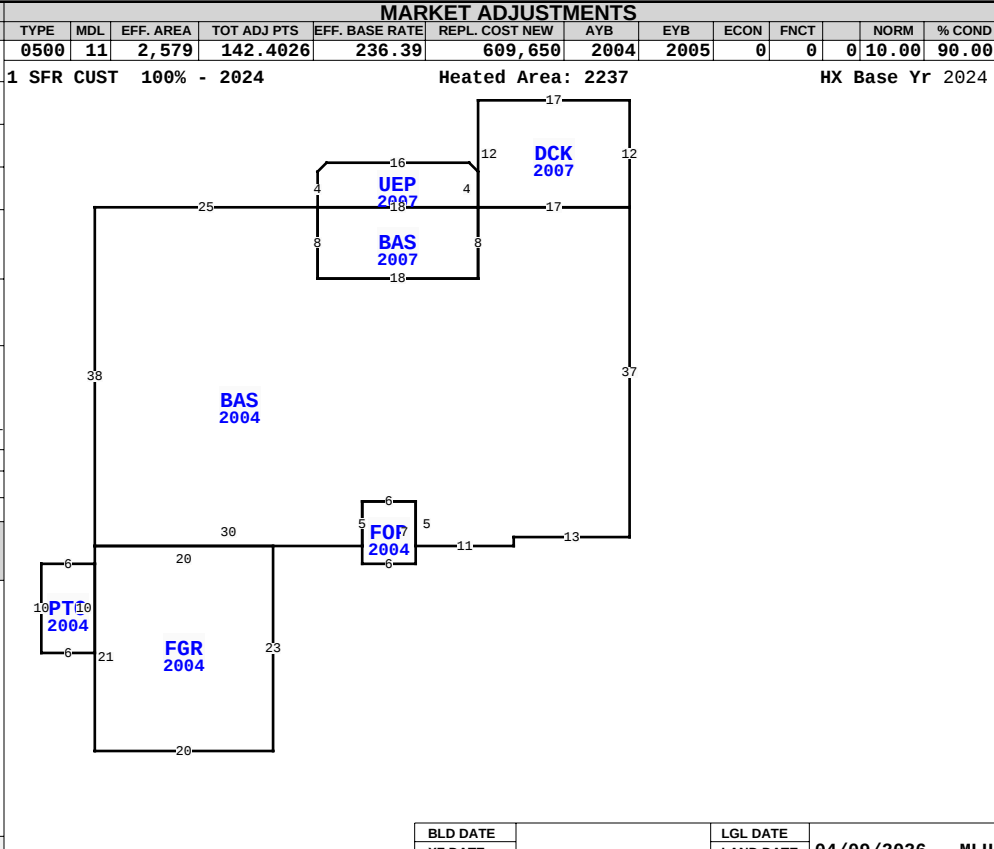


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 60
Interior Floor	12	HARDWOOD 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories		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	2004	2,093	445,288
BAS	144	100	2007	144	30,636
DCK	204	10	2007	20	4,255
FGR	460	55	2004	253	53,826
FOP	42	30	2004	13	2,766
PTO	60	5	2004	3	638
UEP	89	60	2007	53	11,276
TOTALS	3,092			2,579	548,685

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	11	4	44.00	SF	8.00



95047 SEAWALK CT, FERNANDINA BEACH									
BLD DATE									
XF DATE									
INC DATE									
LGL DATE									
LAND DATE									
AG DATE									
04/09/2026 MLU									

NASSAU COUNTY PROPERTY		PAGE 1 of 1	8
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 8	Tax Dist:		
BUILDING MARKET VALUE			548,685
TOTAL MARKET OB/XF VALUE			3,299
TOTAL LAND VALUE - MARKET			375,000
TOTAL MARKET VALUE			926,984
SOH/AGL Deduction			109,109
ASSESSED VALUE			817,875
TOTAL EXEMPTION VALUE		HX HB	51,411
BASE TAXABLE VALUE			766,464
TOTAL JUST VALUE			926,984
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			884,466

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0311964	NEW CONSTR	218,055	11/01/2003
R035608	REPAIR/RRF	3,000	11/01/2003

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2674/675	10/17/2023	WD	Q	I	01	950,000
GRANTOR: PETRO LIVING TRUST						
GRANTEE: THIGPIN MICHAEL & J						
2005/1052	9/18/2015	SW	U	I	11	100
GRANTOR: PETRO PETER F & BARBA						
GRANTEE: PETRO LIVING TRUST						

BUILDING NOTES									
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BUILDING DIMENSIONS									
DCK=[YR=2007] N12 W17 S12 E17\$ BAS=[YR=2004] W17									
UEP=[YR=2007] N4 U1 L1 W16 L1 D1 S4 E18\$ BAS=[YR=2007] W18									
S8 E18 N8\$ S8 W18 N8 W25 S38 FGR=[YR=2004] S2 PTO=[YR=2004]									
W6 S10 E6 N10\$ S21 E20 N23 W20\$ E30 FOP=[YR=2004] S2 E6 N7 W6									
S5\$ N5 E6 S5 E11 N1 E13 N37\$.									

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100		PUD	0.00	0.00	1.00

TOTAL OB/XF									
3,299									

UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
LT		1.00	1.00	1.00	375,000.00	375,000.00	375,000							