LOT 14
FIDDLERS WALK PB 5/237

CHASE ROBERT J & MARYANN L/E/
95003 SEA HAWK PLACE
FERNANDINA BEACH, FL 32034

2026

46-3N-28-507F-0014-0000

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	14	CARPET 80
Interior Floo	12	HARDWOOD 20
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

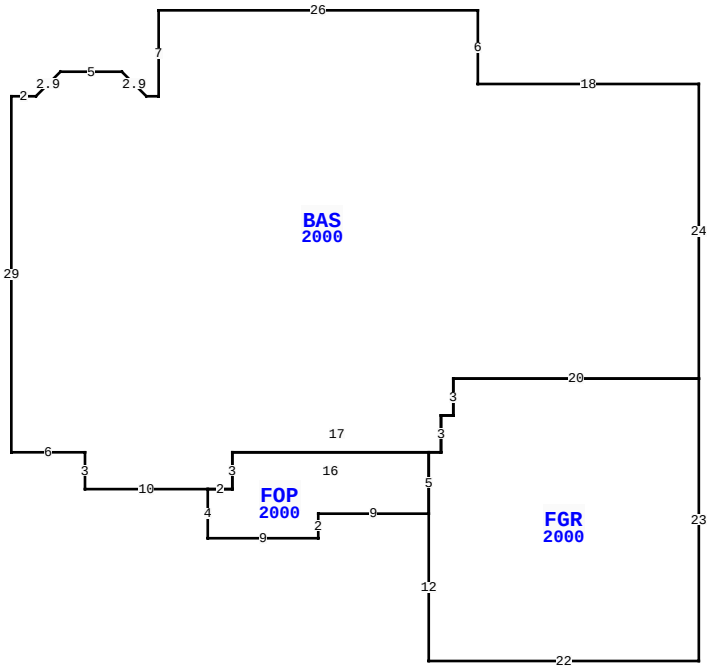
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4021.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,751	100	2000	1,751	296,865
FGR	497	55	2000	273	46,284
FOP	102	30	2000	31	5,256
TOTALS	2,350			2,055	348,405

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	11	2,055	139.3952	193.76	398,177	2000	2000	0	0	0	12.50	87.50

1 SNGL FAM 100% - 2003 Heated Area: 1751 HX Base Yr 2003



95003 SEA HAWK PL, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		348,405
TOTAL MARKET OB/XF VALUE		6,425
TOTAL LAND VALUE - MARKET		125,000
TOTAL MARKET VALUE		479,830
SOH/AGL Deduction		306,192
ASSESSED VALUE		173,638
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		122,227
TOTAL JUST VALUE		479,830
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		473,145

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R2102840	ROOF	8,000	03/09/2021
006992	NEW CONSTR	120,000	03/01/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2830/1283	11/21/2025	WD	U	I	11	100
GRANTOR: CHASE ROBERT J & MARY						
GRANTEE: GRANATO KRISTIN LEI						
2829/1122	11/17/2025	WD	U	I	11	100
GRANTOR: CHASE ROBERT J						
GRANTEE: CHASE ROBERT J & MA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2000] W18 N6 W26 S7 W1 U2 L2 W5 D2 L2 W2 S29 E6 S3 E10 FOP=[YR=2000] S4E9 N2 E9 FGR=[YR=2000] S12 E22 N23 W20 S3 W1 S3 W1 S5$ N5 W16 S3 W2$ E2 N3 E17 N3 E1 N3 E20 N24$.

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	1122	CB 6"	0	100	21	6	126.00	SF	5.85	5.85	100	2000	2000	3	75	553	
5	1242	WD DECK A	0	100	16	26	416.00	SF	10.00	10.00	100	2001	2001	3	20	832	
6	0351	CARPORT MT	0	100	40	18	720.00	SF	10.00	10.00	100	2017	2017	3	70	5,040	

LAND DESCRIPTION

TOTAL OB/XF 6,425

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		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	125,000.00	125,000.00	125,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 125,000 Market: 0 Agricultural: 0 Common: 125,000 PRINTED 07/09/2026 BY SYS