



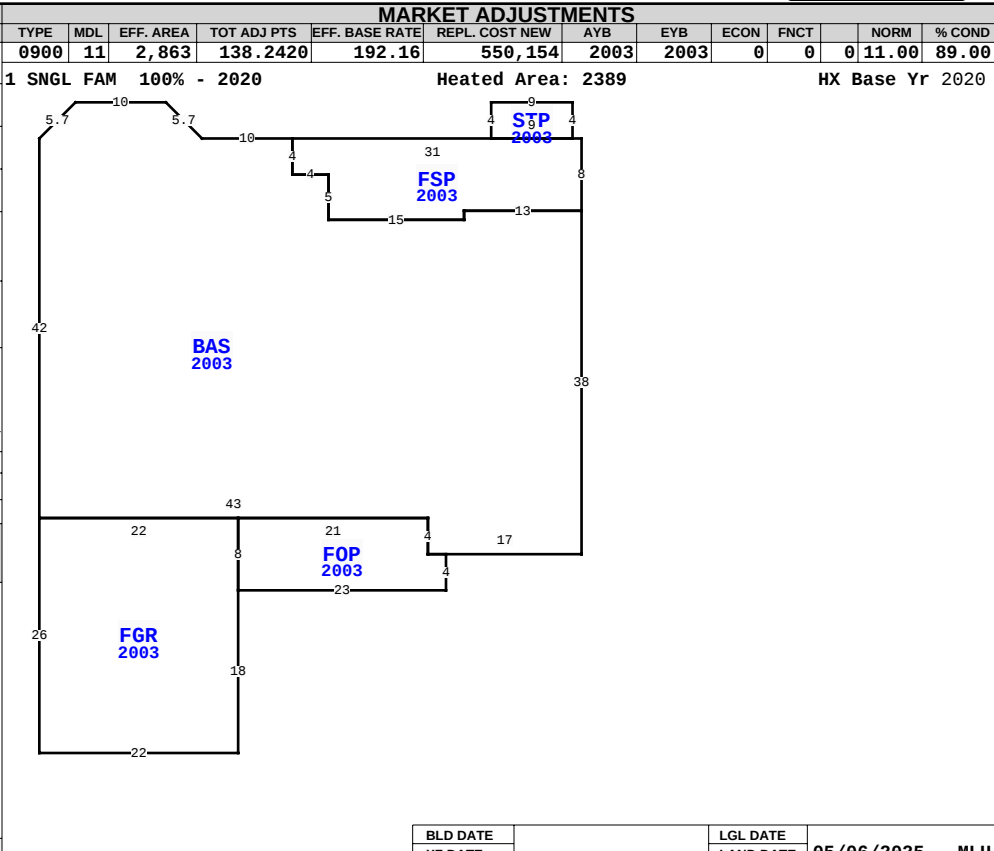
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 60
Interior Floor	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	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	2,389	100	2003	2,389	408,572
FGR	572	55	2003	315	53,872
FOP	176	30	2003	53	9,064
FSP	255	40	2003	102	17,444
STP	36	10	2003	4	684
TOTALS	3,428			2,863	489,637

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
3	1126	CB/STC 8"	0	100	0	0	156.00	SF	8.00
4	0351	CARPORT MT	0	100	20	12	240.00	SF	10.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000116	C	RES MARSH	100		RSF-1	0.00	0.00	1.00



95048 SEA HAWK PL, FERNANDINA BEACH	BLD DATE		LGL DATE	05/06/2025	MLU
	XF DATE		LAND DATE		
	INC DATE		AG DATE		

TOTAL OB/XF									
5,293									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000116	C	RES MARSH	100		RSF-1	0.00	0.00	1.00

NASSAU COUNTY PROPERTY									
PAGE 1 of 1 4									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 4					Tax Dist:				
BUILDING MARKET VALUE					489,637				
TOTAL MARKET OB/XF VALUE					5,293				
TOTAL LAND VALUE - MARKET					200,000				
TOTAL MARKET VALUE					694,930				
SOH/AGL Deduction					385,464				
ASSESSED VALUE					309,466				
TOTAL EXEMPTION VALUE					51,411				
BASE TAXABLE VALUE					258,055				
TOTAL JUST VALUE					694,930				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					686,039				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R2008730	REPAIR/RRF	20,043	10/01/2020
B1428813	864POLEBRN	18,351	05/01/2014
B19968	ADDITION	1,600	05/01/2007
P0363954	NEW CONSTR	200,000	06/01/2003

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2322/1213	10/31/2019	TD	Q	I	01	420,000	
GRANTOR: JOYCE M ALDRICH LIVIN							
GRANTEE: SALZBURG ADAM D & A							
1251/0314	8/05/2004	WD	Q	I	01	100	
GRANTOR: ALDRICH JOYCE M							
GRANTEE: ALDRICH JOYCE M TRU							

BUILDING NOTES									
----------------	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS									
FSP=[YR=2003] W1 STP=[YR=2003] N4 W9 S4 E9 \$ W31									
BAS=[YR=2003] W10 U4 L4 W10 D4 L4 S42 FGR=[YR=2003] S26									
E22 N18 FOP=[YR=2003] E23 N4 W2 N4 W21 S8\$ N8 W22\$ E43 S4 E17									
N38 W13 S1 W15 N5 W4 N4\$ S4 E4 S5 E15 N1 E13 N8\$.									