



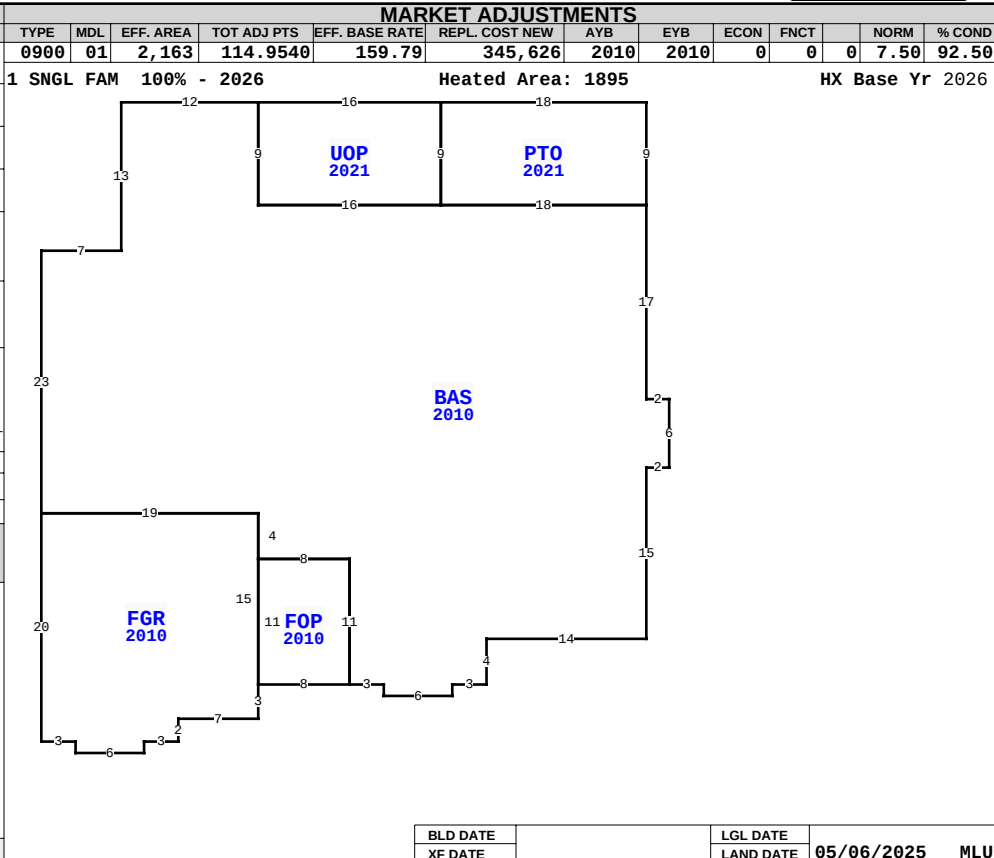
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	14	WD SHINGLE 80
Exterior Wall	16	WD FR STUC 20
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 50
Interior Floor	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	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	1,895	100	2010	1,895	280,092
FGR	372	55	2010	205	30,300
FOP	88	30	2010	26	3,843
PTO	162	5	2021	8	1,182
UOP	144	20	2021	29	4,286
TOTALS	2,661			2,163	319,704

EXTRA FEATURES		
L N	OB/XF CODE	DESCRIPTION
1	0500	FP-PRE FAB
3	0351	CARPORT MT



95122 SEA HAWK PL, FERNANDINA BEACH									
BLD DATE									
XF DATE									
INC DATE									
LGL DATE									
LAND DATE									
AG DATE									
05/06/2025 MLU									

NASSAU COUNTY PROPERTY			PAGE 1 of 1	4
VALUATION SUMMARY			STANDARD	
VALUATION BY	Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE			319,704	
TOTAL MARKET OB/XF VALUE			9,160	
TOTAL LAND VALUE - MARKET			87,500	
TOTAL MARKET VALUE			416,364	
SOH/AGL Deduction			216,842	
ASSESSED VALUE			199,522	
TOTAL EXEMPTION VALUE	HX HB		51,411	
BASE TAXABLE VALUE			148,111	
TOTAL JUST VALUE			416,364	
NCON VALUE			0	
INCOME VALUE				
PREVIOUS YEAR MKT VALUE			538,124	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R13075	REPAIR/RRF	450	08/01/2012
B26334	REMODEL	6,230	08/01/2012
C18318	CO ISSUED	0	07/12/2010
M12241	MECH OTHER	0	11/01/2006
P11560	OTHER	0	09/01/2006
B18318	NEW CONSTR	149,160	08/01/2006

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
2808/919	7/21/2025	WD	U	I	11
GRANTOR: REID ROBIN J & CHRIST					
GRANTEE: BENNETT HENRY C					
2803/467	7/21/2025	WD	Q	I	01
GRANTOR: REID ROBIN L & CHRIST					
GRANTEE: BENNETT HENRY C					

BUILDING NOTES		

BUILDING DIMENSIONS		
PTO=[YR=2021] N9 W18 S9 E18\$ BAS=[YR=2010] W18		
UOP=[YR=2021] N9 W16 S9 E16 \$ W16 N9 W12 S13 W7 S23		
FGR=[YR=2010] S20 E3 S1 E6 N1 E3 N2 E7 N3 FOP=[YR=2010] E8		
N11 W8 S11 \$ N15 W19 \$ E19 S4 E8 S11 E3 S1 E6 N1 E3 N4 E14		
N15 E2 N6 W2 N17 \$.		

LAND DESCRIPTION										TOTAL OB/XF										9,160					
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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	RSF-1	0.00	0.00	1.00	LT		1.00	1.00	0.70	125,000.00	87,500.00	87,500								