



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1														
Exterior Wall	12	CEDAR 70	0100	01	3,321	120.7500	108.98	361,923	1962	1975	0	0	26.50	73.50	VALUATION SUMMARY														
Exterior Wall	19	COMMON BRK 30	1 SINGLE FAM - 100% - 2015													Heated Area: 2818													
Roof Structure	03	GABLE/HIP 100														HX Base Yr 2015													
Roof Cover	12	MODULAR MT 100																											
Interior Wall	05	DRYWALL 100																											
Interior Floor	11	CLAY TILE 70																											
Interior Floor	13	LVT/LAMNT 30																											
Air Condition	03	CENTRAL 100																											
Heating Type	04	AIR DUCTED 100																											
Bedrooms	3	100																											
Bathrooms	3	100																											
Frame	02	WOOD FRAME 100																											
Stories	1.	1. 100																											
Units	0	100																											
BUD8 Adjustme	04	DIST 01 100																											
Occupancy	00	NONE 100																											
Quality	04	Quality Level 04																											
DOR CODE	0100	SINGLE FAMILY																											
MAP NUM		MKT AREA														04													
NEIGHBORHOOD/LOC	4009.00																												
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																									
BAS	2,644	100	2,644	211,785																									
BAS	174	100	174	13,938																									
FGR	720	55	396	31,720																									
FOP	56	30	17	1,362																									
FOP	76	30	23	1,843																									
FSP	168	40	67	5,367																									
TOTALS	3,838		3,321	266,013																									
EXTRA FEATURES															95180 POINT SEYMORE TRL, FERNANDINA BEACH														
L N	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	0811	CONCRETE B	0	100	0	0	774.00	SF	5.20	5.20	100	1988	1988	3	57	2,294													
2	0845	KOOL DECK	0	100	0	0	756.00	SF	7.25	7.25	100	1980	1980	3	35	1,918													
3	0861	POOL GUNIT	0	100	16	35	560.00	SF	85.00	85.00	100	1980	1980	3	20	9,520													
5	0462	ST/AL FNC	0	100	138	0	532.00	SF	10.00	10.00	100	2015	2015	3	81	4,309													
6	0463	FENCE GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2015	2015	3	90	270													
TOTAL OB/XF 18,311																													
LAND DESCRIPTION																													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE												
1	000115	C	SFR ACRES	100		RS-1	0.00	0.00	3.45	AC		1.00	1.00	0.70	50,000.00	35,000.00	120,750												
REVIEW DATE 12/07/2020 BY KW Total Acres: 3.45 Total Land Value: 120,750 Market: 0 Agricultural: 0 Common: 120,750 PRINTED 08/02/2023 BY SYS																													

VALUATION BY

Tax Group: 4

BUILDING MARKET VALUE

TOTAL MARKET OB/XF VALUE

TOTAL LAND VALUE - MARKET

TOTAL MARKET VALUE

SOH/AGL Deduction

ASSESSED VALUE

TOTAL EXEMPTION VALUE

BASE TAXABLE VALUE

TOTAL JUST VALUE

NCON VALUE

INCOME VALUE

PREVIOUS YEAR MKT VALUE

STANDARD

266,013

18,311

120,750

405,074

196,464

208,610

50,000

158,610

405,074

0

354,708

PERMIT NUM

DESCRIPTION

AMT

ISSUED

3436

NEW CONSTR

200

03/16/1989

5577

REMODEL

800,000,000

03/16/1989

SALES DATA

OFF RECORD Number

DATE

TYPE INST

Q U

V I

RSN CD

SALE PRICE

2346/0193

2/19/2020

LE U

I

11

100

GRANTOR: CHU IRVING HSIA

GRANTEE: CHU ANNA FN

1907/1164

2/26/2014

WD U

I

11

100

GRANTOR: BLACKER BRUCE & JUANI

GRANTEE: CHU IRVING HSIA

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W14 BAS=[YR=2008] N6 E4 N8 W21 S6 E12 S8 E5\$ W5 N8 W12 N6 W33 S27 FSP=[YR=1993] W21 FGR=[YR=1993] W30 S24 E30 N24\$ S8 E21 N8\$ S29 E21 FOP=[YR=1993] E4 N10 FOP=[YR=2008] E19 N4 W19 S4\$ N4 W4 S14\$ N14 E43 N28\$.