

IN OR 2373/1223
PARCEL 28-2 & BLOCK 1 S-1 OF
LOT 5 REPLAT SEYMOUR POINT &

MCGRATH E WILLIAM JR TRUST/MCGRATH E WILLIAM JR TR
95181 POINT SEYMORE TRAIL
FERNANDINA BEACH, FL 32034

2023

44-2N-28-0000-0028-0020



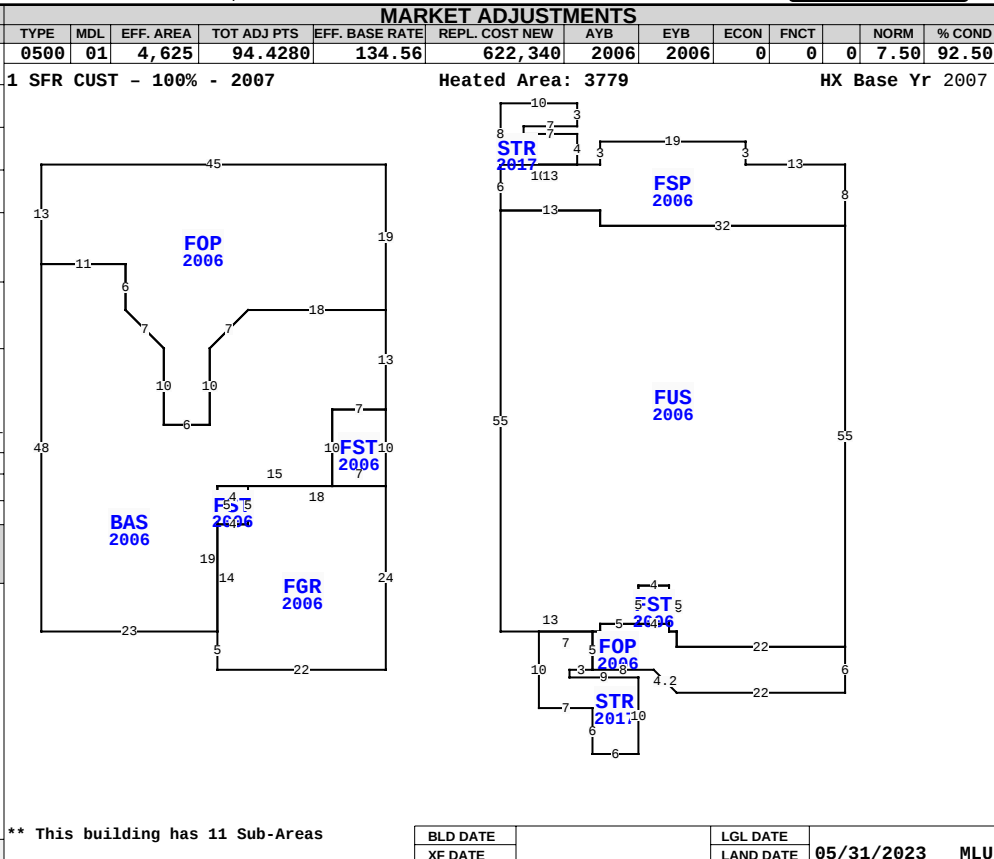
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floop	11	CLAY TILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	3	100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units	0	100
Occupancy	00	NONE 100

Quality	01	Quality Level 01
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA
NEIGHBORHOOD/LOC	4009.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,353	100	1,353	168,406
FGR	508	55	279	34,726
FOP	201	30	60	7,468
FOP	904	30	271	33,731
FSP	391	40	156	19,417
FST	20	55	11	1,369
FST	20	55	11	1,369
FST	70	55	38	4,730
FUS	2,426	100	2,426	301,960
STR	73	10	7	871
TOTALS	6,093		4,625	575,664

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0812	CONCRETE C	0	100	0	0			
2	0500	FP-PRE FAB	0	100	0	0			
3	0300	BOAT DCK W	0	100	0	0			
4	0475	VF 4 SBPL	0	100	0	0			
5	0469	VF LATTIC	0	100	0	0			
6	0470	VNYL GATE	0	100	0	0			
7	0303	FLT DOCK W	0	100	0	0			
8	0322	BOAT LFT L	0	100	0	0			
9	0409	ELEVATOR R	0	100	0	0			
10	0350	CARPORT WD	0	100	16	10			

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000130	C	SFR WATER	100		OR	135.00	296.00	135.00



95181 POINT SEYMORE TRL, FERNANDINA BEACH									
** This building has 11 Sub-Areas									
BLD DATE LGL DATE 05/31/2023 MLU									
XF DATE AG DATE									
INC DATE									

TOTAL OB/XF									
26,662									
TOTAL ADJ 4,000.00 ADJ UNIT PRICE 4,000.00 LAND VALUE 540,000									

NASSAU COUNTY PROPERTY			
PAGE 1 of 1			4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		575,664	
TOTAL MARKET OB/XF VALUE		26,662	
TOTAL LAND VALUE - MARKET		540,000	
TOTAL MARKET VALUE		1,142,326	
SOH/AGL Deduction		539,537	
ASSESSED VALUE		602,789	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		552,789	
TOTAL JUST VALUE		1,142,326	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		918,689	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M1703472	H/AC	0	06/01/2017
M10377	MECH OTHER	0	09/01/2005
E15454	ELEC OTHER	4,500	08/01/2005
C15549	CO ISSUED	430,580	07/01/2005
R07864	REPAIR/RRF	19,250	07/01/2005
P09748	OTHER	0	07/01/2005

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2373/1223	6/24/2020	WD	U	I	11	100
GRANTOR:MCGRATH E WILLIAM JR						
GRANTEE:MCGRATH E WILLIAM J						
1313/1509	5/02/2005	QC	U	V	01	100
GRANTOR:MCGRATH RESIDENTIAL P						
GRANTEE:MCGRATH E WILLIAM J						

BUILDING NOTES									
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BUILDING DIMENSIONS									
FOP=[YR=2006] W45 S13 BAS=[YR=2006] S48 E23 FGR=[YR=2006] S5 E22 N24 FST=[YR=2006] N10 W7 S10 E7 S18 FST=[YR=2006] W4 S5 E4 N5 S5 W4 S14 S19 E15 N10 E7 N13 W18 D5 L5 S10 W6 N10 U5 L5 N6 W11 S E11 S6 D5 R5 S10 E6 N10 U5 R5 E18 N19 S PTR=E15 STR=[YR=2017] N8 E10 S3 W7 S1 E7 S4 W10 S FSP=[YR=2006] E13 N3 E19 S3 E13 S8 FUS=[YR=2006] S55 FOP=[YR=2006] S6 W22 U3 L3 W8 STR=[YR=2017] W3 S1 E9 S10 W6 N6 W7 N10 E7 S5 S5 N5 E1 N1 E5 FST=[YR=2006] N5 E4 S5 W4 S E4 S1 E1 S2 E22 S W22 N2 W1 N6 W4 S5 W5 S1 W13 N55 E13 S2 E32 S W32 N2 W13 N6 W15 S.									