

BLOCK 1 LOT W 105 FT OF 4
IN OR 387 PG 582
REPLAT SEYMORE POINT &

BUNCH WALTER H & PATRICIA
95153 POINT SEYMORE TR
FERNANDINA BEACH, FL 32034

2023

44-2N-28-5140-0001-0042



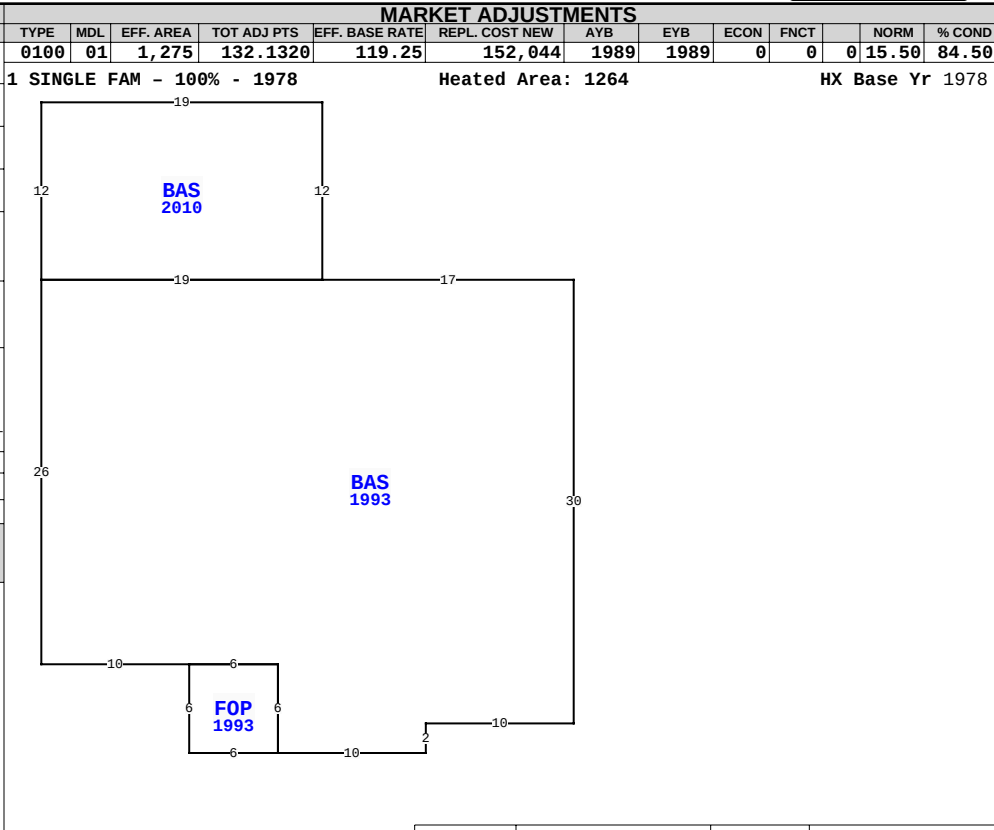
BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	05
Roof Structur	03
Roof Cover	12
Interior Wall	05
Interior Floo	11
Interior Floo	14
Air Condition	03
Heating Type	04
Bedrooms	2
Bathrooms	2
Frame	02
Stories	1.
Units	0
BUD8 Adjustme	04
Occupancy	00

Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA
NEIGHBORHOOD/LOC	4009.00	04

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,036	100	1,036	104,394
BAS	228	100	228	22,975
FOP	36	30	11	1,109
TOTALS	1,300		1,275	128,477

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0810	CONCRETE A	0	100	0	0	653.00	SF	6.50	6.50	
2	0300	BOAT DCK W	0	100	0	0	240.00	SF	40.00	40.00	
4	0300	BOAT DCK W	0	100	0	0	170.00	SF	40.00	40.00	
5	0322	BOAT LFT L	0	100	0	0	1.00	UT	1,500.00	1,500.00	
6	0350	CARPORT WD	0	100	22	10	220.00	SF	13.00	13.00	
7	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000132	C	SFR RIVER	100		RS-1	105.00	285.00	105.00	FF	



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NASSAU COUNTY PROPERTY											
VALUATION SUMMARY											
VALUATION BY	STANDARD										
Tax Group: 4	Tax Dist:										
BUILDING MARKET VALUE	138,192										
TOTAL MARKET OB/XF VALUE	8,494										
TOTAL LAND VALUE - MARKET	420,000										
TOTAL MARKET VALUE	566,686										
SOH/AGL Deduction	402,395										
ASSESSED VALUE	164,291										
TOTAL EXEMPTION VALUE	50,000										
BASE TAXABLE VALUE	114,291										
TOTAL JUST VALUE	566,686										
NCON VALUE	0										
INCOME VALUE	0										
PREVIOUS YEAR MKT VALUE	488,901										

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B23989	CARPORT	7,307	10/01/2010
5374	NEW CONSTR	1,500	09/19/1988
2698	H/AC	2,600	08/22/1988
2903	NEW CONSTR	0	02/05/1988
4593	DEMOLITION	0	01/13/1988
4592	NEW CONSTR	32,848	01/12/1988

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
0387/0582	5/01/1983	WD	Q	I		29,000			
GRANTOR:									
GRANTEE:									
0228/0453	1/01/1976	AA	Q	I		29,000			
GRANTOR:									
GRANTEE:									

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1993] W17 BAS=[YR=2010] N12 W19 S12 E19\$ W19 S26 E10 FOP=[YR=1993] S6 E6 N6 W6\$ E6 S6 E10 N2 E10 N30\$.											

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