

BLOCK 1 LOT 5 EX S-1
IN OR 2255/1804
REPLAT SEYMORE POINT &

PENLAND MATTHEW E & MONTINA K
95175 POINT SEYMORE TRL
FERNANDINA BEACH, FL 32034

2023

44-2N-28-5140-0001-0050



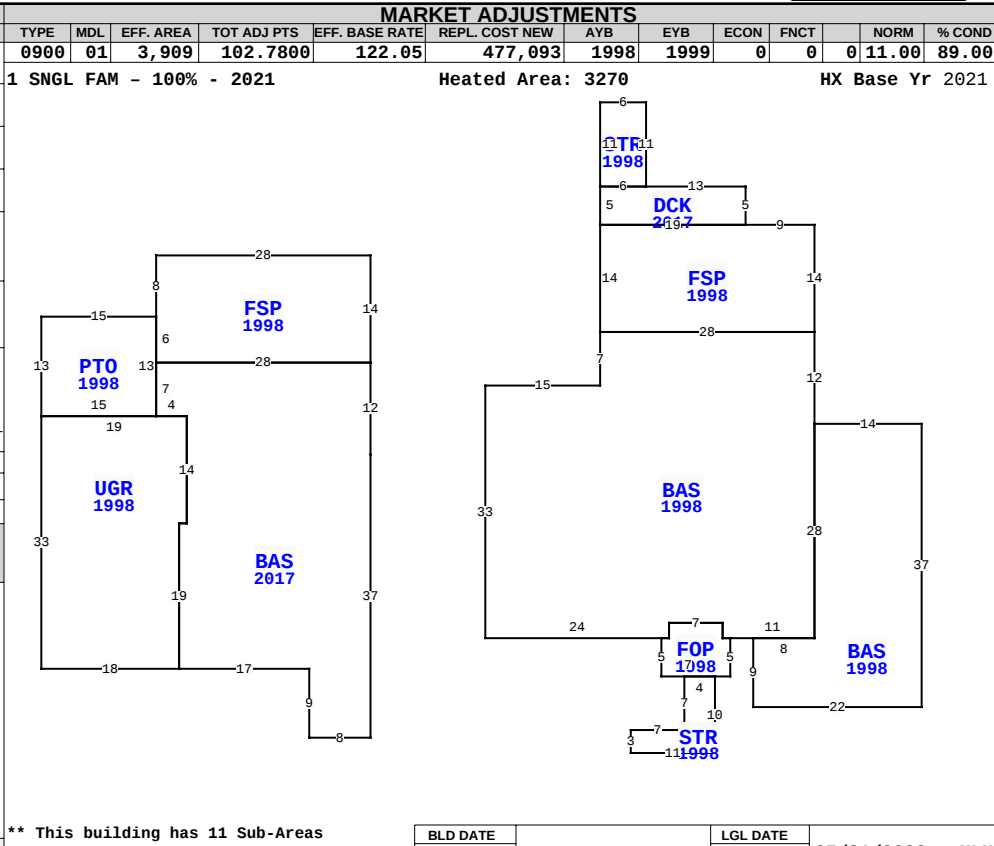
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories		2. 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	4009.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	590	100	590	64,089
BAS	1,601	100	1,601	173,908
BAS	1,079	100	1,079	117,206
DCK	95	10	10	1,087
FOP	59	30	18	1,955
FSP	392	40	157	17,054
FSP	392	40	157	17,054
PTO	195	5	10	1,087
STR	61	10	6	651
STR	66	10	7	760
TOTALS	5,138		3,909	424,613

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0300	BOAT DCK W	0 100	0	0	320.00	SF	40.00	40.00	100	1998
2	0310	AL GANG WY	0 100	0	0	20.00	LF	115.00	115.00	100	1998
3	0303	FLT DOCK W	0 100	10	20	200.00	SF	32.50	32.50	100	2017
4	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1998
5	0350	CARPORT WD	0 100	20	10	200.00	SF	13.00	13.00	100	1999
6	0317	DCK PLNG W	0 100	0	0	2.00	UT	1,000.00	1,000.00	100	1999
7	0323	BOAT LFT H	0 100	0	0	1.00	UT	2,500.00	2,500.00	100	1999
8	0350	CARPORT WD	0 100	20	16	320.00	SF	13.00	13.00	100	1999
9	0812	CONCRETE C	0 100	0	0	5,298.00	SF	4.00	4.00	100	2018

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	140.00	292.00	140.00	FF	



95175 POINT SEYMORE TRL, FERNANDINA BEACH											
** This building has 11 Sub-Areas											
TOTAL OB/XF 35,496											

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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	140.00	292.00	140.00	FF	

NASSAU COUNTY PROPERTY											
PAGE 1 of 2											
VALUATION SUMMARY											
STANDARD											
VALUATION BY											
Tax Group: 4											
Tax Dist:											
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											

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1710667	GARAGE	45,001	12/01/2017
974169	NEW CONSTR	120,000	08/01/1997

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2255/1804	2/15/2019	QC	U	I	11	100
GRANTOR: PENLAND MATTHEW						
GRANTEE: PENLAND MATTHEW E &						
1959/0695	1/26/2015	WD	Q	I	02	635,000
GRANTOR: COPELAND EDWARD M III						
GRANTEE: PENLAND MATTHEW						

BUILDING NOTES											
FSP=[YR=1998] W28 S8 PTO=[YR=1998] W15 S13 UGR=[YR=1998] S33 E18 BAS=[YR=2017] E17 S9 E8 N37 N12 W28 S7 E4 S14 W1 S19\$ N19 E1 N14 W19\$ E15 N13\$ S6 E28 N14\$ PTR= E30 N20 STR=[YR=1998] E6 S11 DCK=[YR=2017] E13 S5 FSP=[YR=1998] E9 S14 BAS=[YR=1998] S12 BAS=[YR=1998] E14 S37 W22 N9 E8 N28\$ S28 W11 FOP=[YR=1998] S5 W2 STR=[YR=1998] S10 W11 N3 E7 N7 E4\$ W7 N5 E1 N2 E7 S2 E1\$ W1 N2 W7 S2 W24 N33 E15 N7 E28\$ W28 N14 E19\$ W19 N5 E6\$ W6 N11\$ S20 W30\$.											

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