BLOCK 2 LOT 9
IN OR 971/400
REPLAT SEYMORE POINT &

HOPKINS JOHN R & OLIVIA S
6226 PALMETTO WAY
BLACKSHEAR, GA 31516

2023

44-2N-28-5140-0002-0090

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	09	PINE WOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
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

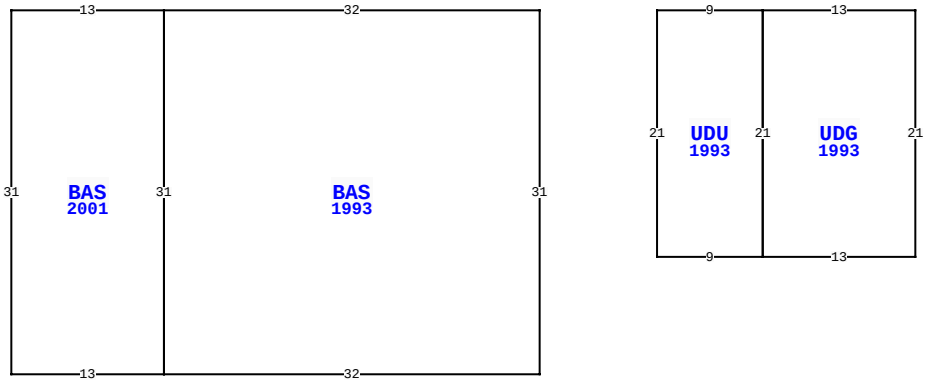
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4009.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	992	100	992	73,600
BAS	403	100	403	29,900
UDG	273	55	150	11,129
UDU	189	55	104	7,717
TOTALS	1,857		1,649	122,345

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,649	92.1060	83.13	137,081	1940	2000	0	0	0	10.75	89.25

1 SINGLE FAM – 0% - 0 Heated Area: 1395 HX Base Yr



95053 SEYMORE LN, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/31/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	122,345
TOTAL MARKET OB/XF VALUE	20,837
TOTAL LAND VALUE - MARKET	400,000
TOTAL MARKET VALUE	543,182
SOH/AGL Deduction	98,113
ASSESSED VALUE	445,069
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	445,069
TOTAL JUST VALUE	543,182
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	467,620

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0971/0400	2/15/2001	WD	Q	I		270,000
GRANTOR: WOOD ROBERT BARCLAY &						
GRANTEE: HOPKINS JOHN R & OL						
0896/1675	8/26/1999	WD	U	I	06	55,000
GRANTOR: SMITH ELIZABETH S & H						
GRANTEE: WOOD ROBERT BARCLAY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W32 BAS=[YR=2001] W13 S31 E13 N31 $ S31 E32 N31 $ PTR= E10 UDU=[YR=1993] E9 UDG=[YR=1993] E13 S21 W13N21 $ S21 W9 N21 $ W10 $.

EXTRA FEATURES

LN	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	0300	BOAT DCK W	0	0	0	0	1,250.00	SF	40.00	40.00	100	1995	1995	3	24	12,000	
2	0303	FLT DOCK W	0	0	8	20	240.00	SF	26.00	26.00	100	1955	1955	3	20	1,248	
3	0311	WD GANG WY	0	0	0	0	16.00	SF	45.00	45.00	100	1995	1995	3	20	144	
5	1242	WD DECK A	0	0	12	45	540.00	SF	10.00	10.00	100	2001	2001	3	20	1,080	
6	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	2001	2001	3	86	1,720	
7	0752	USP	0	0	6	5	30.00	SF	15.00	15.00	100	2001	2001	3	30	135	
8	0350	CARPORT WD	0	0	15	15	225.00	SF	13.00	13.00	100	2008	2008	3	40	1,170	
9	0350	CARPORT WD	0	0	15	30	450.00	SF	13.00	13.00	100	2008	2008	3	40	2,340	
10	0323	BOAT LFT H	0	0	0	0	1.00	UT	2,500.00	2,500.00	100	2008	2008	3	40	1,000	

LAND DESCRIPTION

TOTAL OB/XF 20,837

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000130	C	SFR WATER	0	0005	RS-1	100.00	250.00	100.00	FF		1.00	1.00	1.00	4,000.00	4,000.00	400,000							

REVIEW DATE 04/01/2019 BY KWA Total Acres: 0.00 Total Land Value: 400,000 Market: 0 Agricultural: 0 Common: 400,000 PRINTED 08/02/2023 BY SYS