BLOCK 1 LOT 2
REPLAT SEYMORE POINT &
WILDER SUB 2 PB 2/58

PETERS JEFFRY
4801 GEORGIA HWY 125 NORTH
TIFTON, GA 31794

2024

44-2N-28-5140-0001-0020

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		1 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

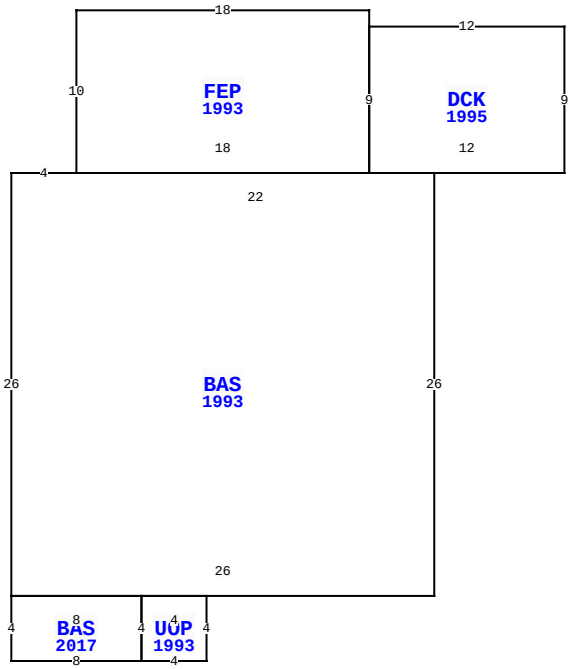
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4009.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	676	100	676	55,646
BAS	32	100	32	2,634
DCK	108	10	11	905
FEP	180	80	144	11,853
UOP	16	20	3	247
TOTALS	1,012		866	71,287

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	866	122.0400	115.94	100,404	1939	1965	0	0	0	29.00	71.00

1 SINGLE FAM – 0% - 0 Heated Area: 708 HX Base Yr



BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/13/2024 MLU
INC DATE		AG DATE	

95055 POINT SEYMORE TRL, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	71,287
TOTAL MARKET OB/XF VALUE	700
TOTAL LAND VALUE - MARKET	1,496,250
TOTAL MARKET VALUE	1,568,237
SOH/AGL Deduction	654,034
ASSESSED VALUE	914,203
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	914,203
TOTAL JUST VALUE	1,568,237
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	866,897

PERMIT NUM	DESCRIPTION	AMT	ISSUED
P09781	OTHER	0	08/01/2005
M0409051	H/AC	0	12/01/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2525/1460	12/30/2021	WD	Q	I	01	875,000
GRANTOR: MERIWETHER LOUISE H						
GRANTEE: PETERS JEFFRY						
0693/0304	12/01/1993	WD	Q	V		100,000
GRANTOR: ROBERTS F STEWART						
GRANTEE: MERIWETHER LOUISE H						

BUILDING NOTES

BUILDING DIMENSIONS

DCK=[YR=1995] W12 FEP=[YR=1993] N1 W18 S10 BAS=[YR=1993] W4 S26 BAS=[YR=2017] S4 E8 UOP=[YR=1993] E4 N4 W4 S4$ N4 W8$ E26 N26 W22$ E18 N9$ S9 E12 N9 $.

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	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1939	1939	3	20	700	

LAND DESCRIPTION

TOTAL OB/XF 700

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	000132	C	SFR RIVER	0		RSF-	1210.00	250.00	210.00	FF		1.00	1.00	0.95	7,500.00	7,125.00	1,496,250							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 1,496,250 Market: 0 Agricultural: 0 Common: 1,496,250 PRINTED 08/06/2024 BY SYS