

BLOCK 1 LOT E 105 FT OF 4
IN OR 2032/1315
REPLAT SEYMORE POINT &

SMITH HERBERT A & KRIS-TINA
95131 POINT SEYMORE TRL
FERNANDINA BEACH, FL 32034

2024

44-2N-28-5140-0001-0041



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 90
Interior Floo	14	CARPET 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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
BAL	144	15	22	1,986
BAS	1,456	100	1,456	131,387
DCK	960	10	96	8,663
FGR	408	55	224	20,213
FOP	192	30	58	5,234
FUS	624	100	624	56,309

TOTALS	3,784		2,480	223,791
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0300	BOAT DCK W	0	100	0	0	260.00	SF	40.00	40.00	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	
3	0810	CONCRETE A	0	100	32	12	384.00	SF	6.50	6.50	
4	0310	AL GANG WY	0	100	0	0	20.00	LF	115.00	115.00	
5	0317	DCK PLNG W	0	100	0	0	2.00	UT	1,000.00	1,000.00	
6	0303	FLT DOCK W	0	100	20	10	200.00	SF	26.00	26.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000132	C	SFR RIVER	100		RSF	1105.00	280.00	105.00	FF	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,480	117.6336	111.75	277,140	1952	1975	0	0	19.25	80.75
1 SINGLE FAM - 100% - 2017 Heated Area: 2080 HX Base Yr 2017											
95131 POINT SEYMORE TRL, FERNANDINA BEACH											
BLD DATE: 03/13/2024 MLU											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4			Tax Dist:
BUILDING MARKET VALUE			223,791
TOTAL MARKET OB/XF VALUE			9,861
TOTAL LAND VALUE - MARKET			787,500
TOTAL MARKET VALUE			1,021,152
SOH/AGL Deduction			645,007
ASSESSED VALUE			376,145
TOTAL EXEMPTION VALUE			55,000
BASE TAXABLE VALUE			321,145
TOTAL JUST VALUE			1,021,152
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			643,700

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1633589	REMODEL	0	12/21/2016
991958	REPAIR/RRF	4,000	08/01/1999

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2032/1315	1/13/2016	WD U	I	11		100	
GRANTOR: WEAVER LISA ET AL							
GRANTEE: SMITH HERBERT A & K							
2023/0515	1/13/2016	WD U	I	30		292,600	
GRANTOR: WEAVER LISA ET AL							
GRANTEE: SMITH HERBERT A & K							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1993] W8 DCK=[YR=1993] N36 W44 S10 E24 S26 E20 \$ W20 N26 W24 S26 E12 S31 E8 FOP=[YR=1993] S6 E32 N6 FGR=[YR=1993] N17 W24 S17 E24 \$ W32 \$ E8 N17 E24 N14 \$ PTR= E15 N30 BAL=[YR=1993] E24 S6 FUS=[YR=1993] S26 W24 N26 E24\$ W24 N6\$ S30 W15 \$.											

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