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

2024

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

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

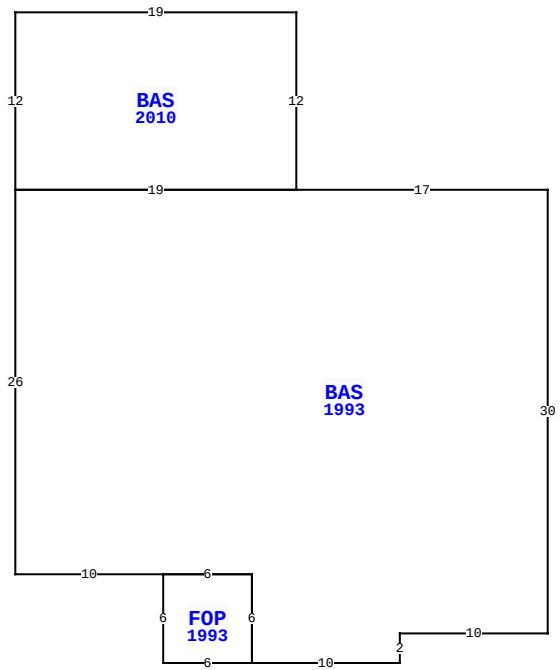
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05
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	1,036	100	1,036	109,566
BAS	228	100	228	24,113
FOP	36	30	11	1,163
TOTALS	1,300		1,275	134,843

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,275	132.1320	125.53	160,051	1989	1989	0	0	0	15.75	84.25

1 SINGLE FAM – 100% - 1978 Heated Area: 1264 HX Base Yr 1978



95153 POINT SEYMORE TRL, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		144,558
TOTAL MARKET OB/XF VALUE		8,249
TOTAL LAND VALUE - MARKET		787,500
TOTAL MARKET VALUE		940,307
SOH/AGL Deduction		771,087
ASSESSED VALUE		169,220
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		119,220
TOTAL JUST VALUE		940,307
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		566,686

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

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$.

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	0810	CONCRETE A	0	100	0	0	653.00	SF	6.50	6.50	100	1980	1980	3	32.5	1,379	
2	0300	BOAT DCK W	0	100	0	0	240.00	SF	40.00	40.00	100	1986	1986	3	20	1,920	
3	0300	BOAT DCK W	0	100	0	0	170.00	SF	40.00	40.00	100	1998	1998	3	26	1,768	
4	0322	BOAT LFT L	0	100	0	0	1.00	UT	1,500.00	1,500.00	100	1998	1998	3	20	300	
5	0350	CARPORT WD	0	100	22	10	220.00	SF	13.00	13.00	100	1995	1995	3	20	572	
6	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1989	1989	3	66	2,310	

LAND DESCRIPTION

TOTAL OB/XF 8,249

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	100		RSF-1	105.00	285.00	105.00	FF		1.00	1.00	1.00	7,500.00	7,500.00	787,500							

REVIEW DATE 01/06/2023 BY NWA Total Acres: 0.00 Total Land Value: 787,500 Market: 0 Agricultural: 0 Common: 787,500 PRINTED 08/06/2024 BY SYS

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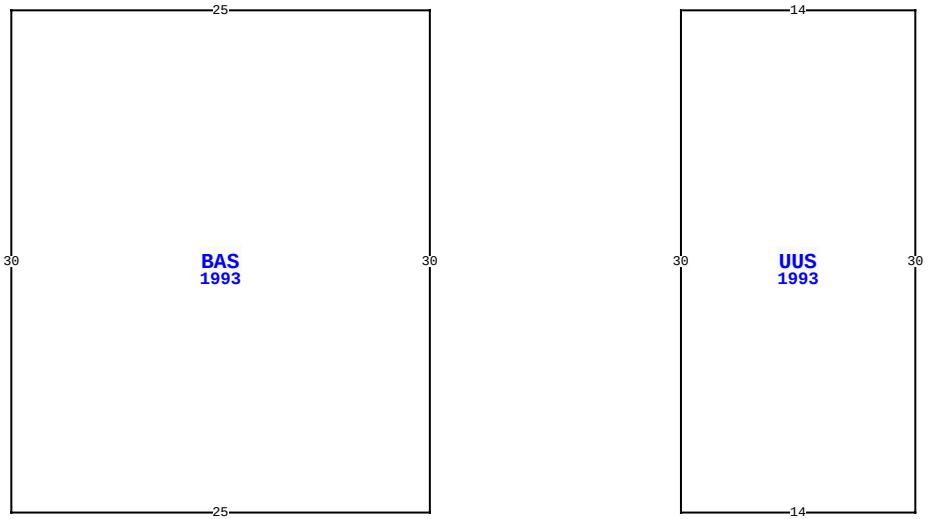
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4009.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	750	100	750	7,590
UUS	420	50	210	2,125
TOTALS	1,170		960	9,715

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	960	57.8340	20.24	19,430	1990	1990	0	0	0	50.00	50.00

2 GARAGE RES – 100% - 1978 Heated Area: 750 HX Base Yr 1978



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95153 POINT SEYMORE TRL, FERNANDINA BEACH

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GRANTEE:						
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GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W25 S30 E25 N30$ PTR= E15 UUS=[YR=1993] E14 S30 W14 N30$ W15$.

EXTRA FEATURES

L N	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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 01/06/2023 BY NWA Total Acres: 0.00 Total Land Value: 787,500 Market: 0 Agricultural: 0 Common: 787,500 PRINTED 08/06/2024 BY SYS