BLOCK 2 LOT 7
IN OR 424 PG 377
REPLAT SEYMORE POINT &

EVANS IRA CLIFFORD
PO BOX 16121
FERNANDINA BEACH, FL 32035

**2024**

**44-2N-28-5140-0002-0070**

## NASSAU COUNTY PROPERTY



### BUILDING CHARACTERISTICS

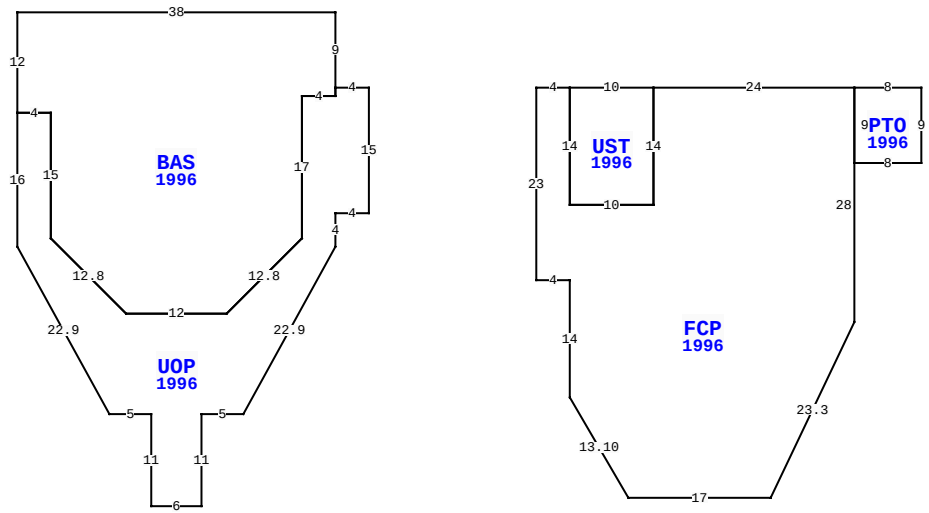
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 05 | AVERAGE 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 90 |
| Interior Floo | 11 | CLAY TILE 10 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 2 100 |
| Bathrooms | | 1 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 2. | 2. 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 | 1,087 | 100 | 1,087 | 103,764 |
| FCP | 1,471 | 25 | 368 | 35,129 |
| PTO | 72 | 5 | 4 | 382 |
| UOP | 643 | 20 | 129 | 12,314 |
| UST | 140 | 45 | 63 | 6,014 |
| TOTALS | 3,413 | | 1,651 | 157,604 |

### MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,651 | 115.8300 | 110.04 | 181,676 | 1996 | 1996 | 0 | 0 | 0 | 13.25 | 86.75 |

1 SINGLE FAM – 100% - 2002 Heated Area: 1087 HX Base Yr 2002




95085 SEYMORE LN, FERNANDINA BEACH

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

### NASSAU COUNTY PROPERTY — VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 4 | Tax Dist: | |
| BUILDING MARKET VALUE | | 157,604 |
| TOTAL MARKET OB/XF VALUE | | 11,948 |
| TOTAL LAND VALUE - MARKET | | 750,000 |
| TOTAL MARKET VALUE | | 919,552 |
| SOH/AGL Deduction | | 647,434 |
| ASSESSED VALUE | | 272,118 |
| TOTAL EXEMPTION VALUE | HX HB | 50,000 |
| BASE TAXABLE VALUE | | 222,118 |
| TOTAL JUST VALUE | | 919,552 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 562,914 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 962969 | NEW CONSTR | 45,000 | 07/16/1996 |

### SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 0424/0377 | 6/01/1984 | WD | Q | I | | 45,000 |
| GRANTOR: | | | | | | |
| GRANTEE: | | | | | | |
| 0103/0546 | 1/01/1970 | TA | U | V | | 5,000 |
| GRANTOR: | | | | | | |
| GRANTEE: | | | | | | |

### BUILDING NOTES

### BUILDING DIMENSIONS

UOP=[YR=1996] W4 BAS=[YR=1996] N9 W38 S12 E4 S15 D9 R9 E12 U9 R9 N17 E4 N1$ S1 W4 S17 D9 L9 W12 U9 L9 N15 W4 S16 D20 R11 E5 S11 E6 N11 E5 U20 R11 N4 E4 N15$ PTR=E20 FCP=[YR=1996] E4 UST=[YR=1996] E10 S14 W10 N14$ S14 E10 N14 E24 PTO=[YR=1996] E8 S9 W8 N9$ S28 D21 L10 W17 U12 L7 N14 W4 N23$ W20$.

### 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 | 100 | 105 | 5 | 525.00 | SF | 20.00 | 20.00 | 100 | 1985 | 1985 | 3 | 20 | 2,100 | |
| 2 | 0812 | CONCRETE C | 0 | 100 | 0 | 0 | 2,133.00 | SF | 4.00 | 4.00 | 100 | 1997 | 1997 | 3 | 73 | 6,228 | |
| 3 | 0940 | SHEDS/PORT | 0 | 100 | 10 | 16 | 160.00 | SF | 30.00 | 30.00 | 100 | 2000 | 2000 | 3 | 20 | 960 | |
| 4 | 0351 | CARPORT MT | 0 | 100 | 20 | 18 | 360.00 | SF | 10.00 | 10.00 | 100 | 2000 | 2000 | 3 | 20 | 720 | |
| 5 | 0303 | FLT DOCK W | 0 | 100 | 20 | 8 | 160.00 | SF | 13.00 | 13.00 | 100 | 2008 | 2008 | 3 | 52 | 1,082 | |
| 6 | 0317 | DCK PLNG W | 0 | 100 | 0 | 0 | 4.00 | UT | 500.00 | 500.00 | 100 | 2008 | 2008 | 3 | 35 | 700 | |
| 7 | 0311 | WD GANG WY | 0 | 100 | 0 | 0 | 20.00 | SF | 22.50 | 22.50 | 100 | 2008 | 2008 | 3 | 35 | 158 | |

### LAND DESCRIPTION

TOTAL OB/XF 11,948

| 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 | 100 | | RSF- | 1100.00 | 250.00 | 100.00 | FF | | 1.00 | 1.00 | 1.00 | 7,500.00 | 7,500.00 | 750,000 | | | | | | | |

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 750,000 Market: 0 Agricultural: 0 Common: 750,000 PRINTED 08/06/2024 BY SYS