BLOCK 1 LOT 3
IN OR 1890/530
REPLAT SEYMORE POINT &

JONES REVERE P JR/JONES JOAN H ET AL
95085 POINT SEYMORE TL
FERNANDINA BEACH, FL 32034

2025

44-2N-28-5140-0001-0030

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02

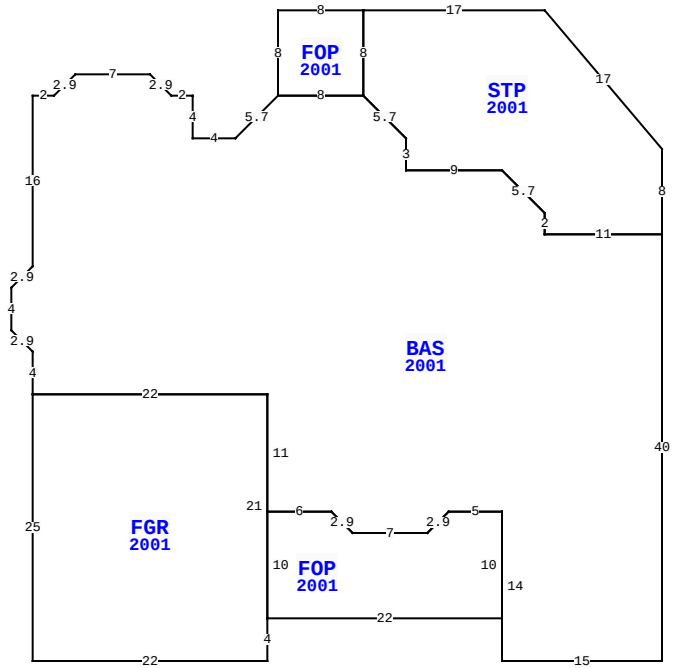
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4009.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,043	100	2001	2,043	232,422
FGR	550	55	2001	302	34,357
FOP	64	30	2001	19	2,161
FOP	202	30	2001	61	6,939
STP	403	10	2001	40	4,550
TOTALS	3,262			2,465	280,430

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,465	104.1504	137.48	338,888	2001	2001	0	0	0	17.25	82.75

1 SNGL FAM – 100% - 2019 Heated Area: 2043 HX Base Yr



BLD DATE	03/03/2023 NW	LGL DATE	
XF DATE		LAND DATE	05/09/2025 MLU
INC DATE		AG DATE	

95085 POINT SEYMORE TRL, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		280,430
TOTAL MARKET OB/XF VALUE		28,133
TOTAL LAND VALUE - MARKET		1,596,000
TOTAL MARKET VALUE		1,904,563
SOH/AGL Deduction		814,701
ASSESSED VALUE		1,089,862
TOTAL EXEMPTION VALUE	13	1,089,862
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		1,904,563
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,792,931

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E017951	NEW CONSTR	0	04/01/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1890/0530	11/21/2013	QC	U	I	11	100
GRANTOR: JONES REVERE P JR & J						
GRANTEE: JONES REVERE P JR &						
1847/0233	3/25/2013	QC	U	I	11	100
GRANTOR: JONES REVERE P JR & J						
GRANTEE: JONES REVERE P JR &						

BUILDING NOTES

BUILDING DIMENSIONS

STP=[YR=2001] U13 L11 W17 FOP=[YR=2001] W8 S8
BAS=[YR=2001] L4 D4 W4 N4 W2 L2 U2 W7 D2 L2 W2 S16 L2 D2 S4 D2 R2 S4 FGR=[YR=2001] S25 E22 N4 FOP=[YR=2001] E22 N10 W5 D2 L2 W7 U2 L2 W6 S10$ N21 W22$ E22 S11 E6 D2 R2 E7 U2 R2 E5 S14 E15 N40 W11 N2 U4 L4 W9 N3 U4 L4 W8$ E8 N8$ S8 R4 D4 S3 E9 D4 R4 S2 E11 N8$.

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	0812	CONCRETE C	0	100	0	0	2,676.00	SF	4.00	4.00	100	2001	2001	3	79	8,456	
2	0940	SHEDS/PORT	0	100	0	0	240.00	SF	30.00	30.00	100	2001	2001	3	20	1,440	
3	1127	BRICK 8"	0	100	0	0	52.00	SF	5.50	5.50	100	2001	2001	3	94	269	
4	0812	CONCRETE C	0	100	0	0	1,920.00	SF	4.00	4.00	100	2004	2004	3	83	6,374	
5	0310	AL GANG WY	0	100	0	0	30.00	LF	115.00	115.00	100	2003	2003	3	20	690	
6	0300	BOAT DCK W	0	100	11	16	176.00	SF	40.00	40.00	100	2003	2003	3	30	2,112	
7	0310	AL GANG WY	0	100	0	0	20.00	LF	115.00	115.00	100	2003	2003	3	20	460	
8	0303	FLT DOCK W	0	100	10	20	200.00	SF	26.00	26.00	100	2003	2003	3	30	1,560	
9	0317	DCK PLNG W	0	100	0	0	2.00	UT	1,000.00	1,000.00	100	2003	2003	3	20	400	
10	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2001	2001	3	84	2,940	

TOTAL OB/XF 24,701

LAND DESCRIPTION

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	RES RIVER	100	0005	RSF-1	210.00	250.00	210.00	FF		1.00	1.00	0.95	8,000.00	7,600.00	1,596,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 1,596,000 Market: 0 Agricultural: 0 Common: 1,596,000 PRINTED 07/30/2025 BY SYS

BLOCK 1 LOT 3
IN OR 1890/530
REPLAT SEYMORE POINT &

JONES REVERE P JR/JONES JOAN H ET AL
95085 POINT SEYMORE TL
FERNANDINA BEACH, FL 32034

2025

44-2N-28-5140-0001-0030

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

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

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

BLD DATE	03/03/2023	NW	LGL DATE
XF DATE			LAND DATE 05/09/2025 MLU
INC DATE			AG DATE

NASSAU COUNTY PROPERTY

PAGE 2 of 2 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		280,430
TOTAL MARKET OB/XF VALUE		28,133
TOTAL LAND VALUE - MARKET		1,596,000
TOTAL MARKET VALUE		1,904,563
SOH/AGL Deduction		814,701
ASSESSED VALUE		1,089,862
TOTAL EXEMPTION VALUE	13	1,089,862
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		1,904,563
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,792,931

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1890/0530	11/21/2013	QC	U	I	11	100
GRANTOR: JONES REVERE P JR & J						
GRANTEE: JONES REVERE P JR &						
1847/0233	3/25/2013	QC	U	I	11	100
GRANTOR: JONES REVERE P JR & J						
GRANTEE: JONES REVERE P JR &						

BUILDING NOTES

BUILDING DIMENSIONS

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
11	0855	CONC PAVER	0	100	0	0	390.00	SF	10.00	10.00	100	2008	2008	3	88	3,432	

LAND DESCRIPTION

TOTAL OB/XF 3,432

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

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 1,596,000 Market: 0 Agricultural: 0 Common: 1,596,000 PRINTED 07/30/2025 BY SYS