BLOCK 1 LOT 5 EX S-1
IN OR 2255/1804
REPLAT SEYMORE POINT &

PENLAND MATTHEW E & MONTINA K
95175 POINT SEYMORE TRL
FERNANDINA BEACH, FL 32034

2025

44-2N-28-5140-0001-0050

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

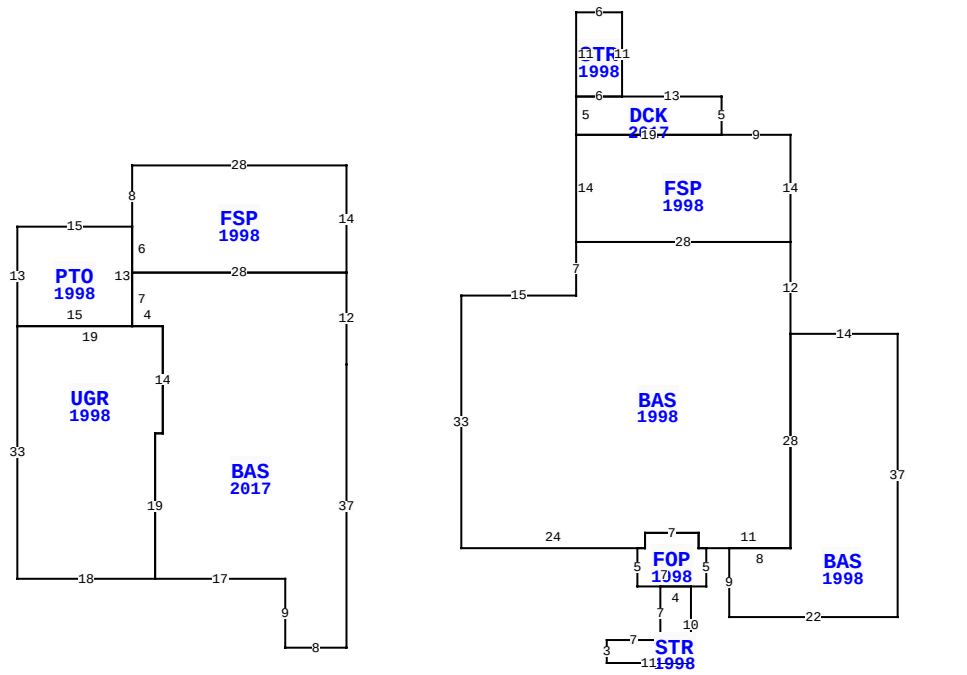
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	590	100	1998	590	70,440
BAS	1,601	100	1998	1,601	191,143
BAS	1,079	100	2017	1,079	128,821
DCK	95	10	2017	10	1,194
FOP	59	30	1998	18	2,149
FSP	392	40	1998	157	18,744
FSP	392	40	1998	157	18,744
PTO	195	5	1998	10	1,194
STR	61	10	1998	6	716
STR	66	10	1998	7	836
TOTALS	5,138			3,909	466,694

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,909	102.7800	135.67	530,334	1998	1999	0	0	0	12.00	88.00

1 SNGL FAM – 100% - 2021 Heated Area: 3270 HX Base Yr 2021



** This building has 11 Sub-Areas

95175 POINT SEYMORE TRL, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		487,863
TOTAL MARKET OB/XF VALUE		34,533
TOTAL LAND VALUE - MARKET		1,120,000
TOTAL MARKET VALUE		1,642,396
SOH/AGL Deduction		777,055
ASSESSED VALUE		865,341
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		814,619
TOTAL JUST VALUE		1,642,396
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,549,603

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1710667	GARAGE	45,001	12/01/2017
974169	NEW CONSTR	120,000	08/01/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2255/1804	2/15/2019	QC	U	I	11	100
GRANTOR: PENLAND MATTHEW						
GRANTEE: PENLAND MATTHEW E &						
1959/0695	1/26/2015	WD	Q	I	02	635,000
GRANTOR: COPELAND EDWARD M III						
GRANTEE: PENLAND MATTHEW						

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=1998] W28 S8 PTO=[YR=1998] W15 S13 UGR=[YR=1998] S33 E18 BAS=[YR=2017] E17 S9 E8 N37 N12 W28 S7 E4 S14 W1 S19$ N19 E1 N14 W19$ E15 N13$ S6 E28 N14$ PTR= E30 N20 STR=[YR=1998] E6 S11 DCK=[YR=2017] E13 S5 FSP=[YR=1998] E9 S14 BAS=[YR=1998] S12 BAS=[YR=1998] E14 S37 W22 N9 E8 N28$ S28 W11 FOP=[YR=1998] S5 W2 STR=[YR=1998] S10 W11 N3 E7 N7 E4$ W7 N5 E1 N2 E7 S2 E1$ W1 N2 W7 S2 W24 N33 E15 N7 E28$ W28 N14 E19$ W19 N5 E6$ W6 N11$ S20 W30$.

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	0	0	320.00	SF	40.00	40.00	100	1998	1998	3	25	3,200	
2	0310	AL GANG WY	0	100	0	0	20.00	LF	115.00	115.00	100	1998	1998	3	20	460	
3	0303	FLT DOCK W	0	100	10	20	200.00	SF	32.50	32.50	100	2017	2017	3	81	5,265	
4	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1998	1998	3	80	2,800	
5	0350	CARPORT WD	0	100	20	10	200.00	SF	13.00	13.00	100	1999	1999	3	20	520	
6	0317	DCK PLNG W	0	100	0	0	2.00	UT	1,000.00	1,000.00	100	1999	1999	3	20	400	
7	0323	BOAT LFT H	0	100	0	0	1.00	UT	2,500.00	2,500.00	100	1999	1999	3	20	500	
8	0350	CARPORT WD	0	100	20	16	320.00	SF	13.00	13.00	100	1999	1999	3	20	832	
9	0812	CONCRETE C	0	100	0	0	5,298.00	SF	4.00	4.00	100	2018	2018	3	97	20,556	

LAND DESCRIPTION

TOTAL OB/XF 34,533

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		RSF-	1140.00	292.00	140.00	FF		1.00	1.00	1.00	8,000.00	8,000.00	1,120,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 1,120,000 Market: 0 Agricultural: 0 Common: 1,120,000 PRINTED 07/30/2025 BY SYS

BLOCK 1 LOT 5 EX S-1
IN OR 2255/1804
REPLAT SEYMORE POINT &

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2025

44-2N-28-5140-0001-0050

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
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	05	STEEL 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

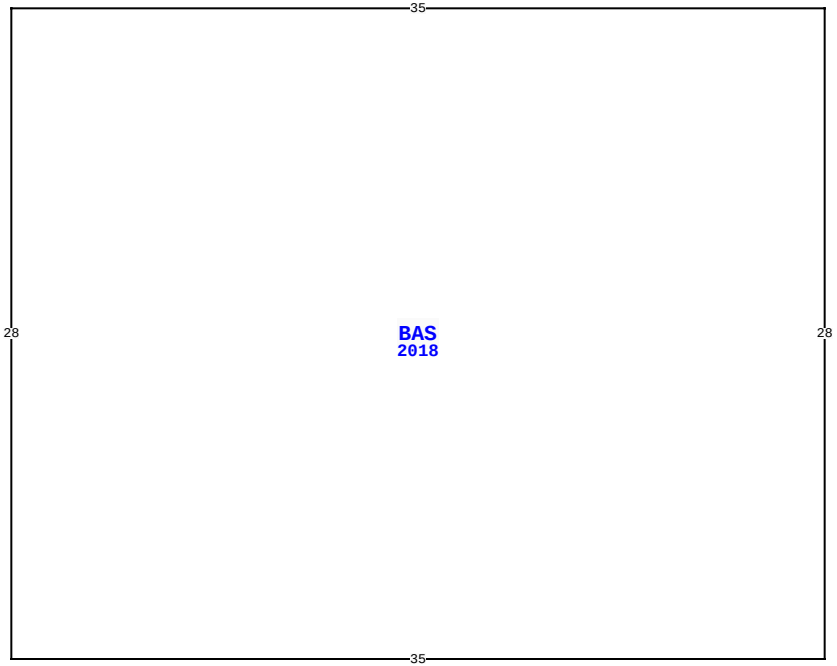
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4009.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	980	100	2018	980	21,169
TOTALS	980			980	21,169

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	980	62.1000	22.98	22,520	2018	2018	0	0	0	6.00	94.00

2 GARAGE RES – 100% - 2021 Heated Area: 980 HX Base Yr 2021



95175 POINT SEYMORE TRL, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025 MLU
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NASSAU COUNTY PROPERTY

PAGE 2 of 2 4

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NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,549,603

PERMIT NUM	DESCRIPTION	AMT	ISSUED

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GRANTEE: PENLAND MATTHEW E &						
1959/0695	1/26/2015	WD	Q	I	02	635,000
GRANTOR: COPELAND EDWARD M III						
GRANTEE: PENLAND MATTHEW						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] W35 S28 E35 N28$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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: 1,120,000 Market: 0 Agricultural: 0 Common: 1,120,000 PRINTED 07/30/2025 BY SYS