BLOCK 2 LOT 4 & S1/2 OF LOT 5
REPLAT SEYMORE POINT &
WILDERS SUB 2 PB 2/58

YEAGER TIMOTHY A & LYNN P LIVING TRUST/YEAGER TIMO
95045 SHURWALL LN
FERNANDINA BEACH, FL 32034

2025

44-2N-28-5140-0002-0040

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

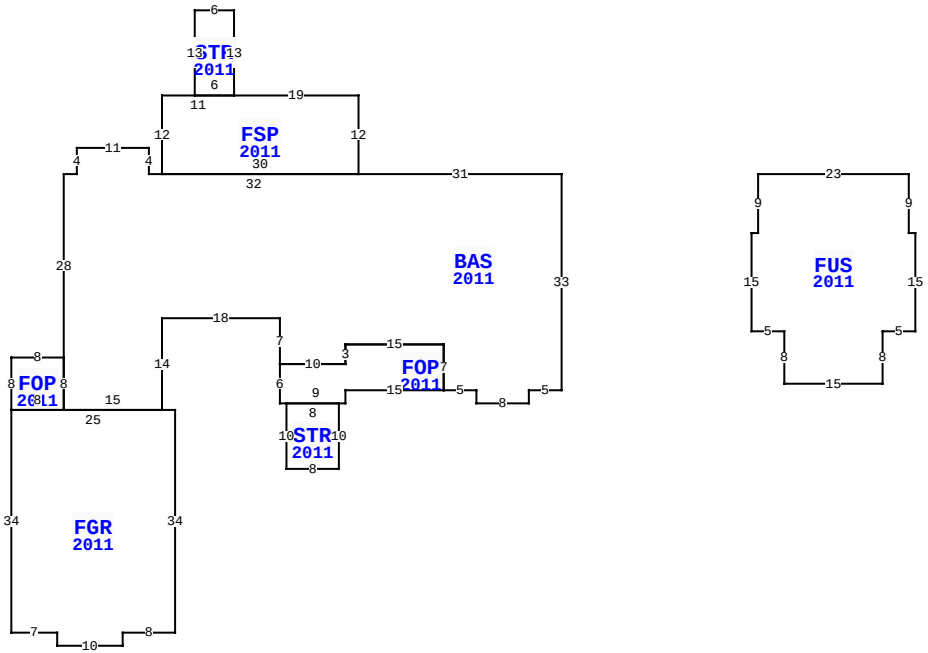
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	04	REIN CONC 100
Stories	1.5	1.5 100
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	2,270	100	2011	2,270	222,506
FGR	870	55	2011	478	46,854
FOP	64	30	2011	19	1,863
FOP	165	30	2011	50	4,901
FSP	360	40	2011	144	14,115
FUS	702	100	2011	702	68,810
STR	78	10	2011	8	784
STR	80	10	2011	8	784
TOTALS	4,589			3,679	360,617

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,679	100.3500	132.46	487,320	2011	2011	20	0	0	6.00	74.00

1 SNGL FAM – 0% - 2025 Heated Area: 2972 HX Base Yr



95045 SHURWALL LN, 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	360,617
TOTAL MARKET OB/XF VALUE	158,747
TOTAL LAND VALUE - MARKET	1,200,000
TOTAL MARKET VALUE	1,719,364
SOH/AGL Deduction	0
ASSESSED VALUE	1,719,364
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,719,364
TOTAL JUST VALUE	1,719,364
NCON VALUE	100,725
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,622,008

PERMIT NUM	DESCRIPTION	AMT	ISSUED
SP240007541	IN GROUND SWIMMIN	124,701	06/25/2024
C24566	CO ISSUED	0	01/09/2012
M16274	H/AC	0	06/01/2011
P14815	NEW CONSTR	0	06/01/2011
B24566	NEW CONSTR	358,909	04/01/2011
E23400	NEW CONSTR	0	04/01/2011

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2693/1151	2/05/2024	WD	Q	I	01	1,712,500
GRANTOR: SMITH WILLIAM CHARLES						
GRANTEE: YEAGER TIMOTHY ANDR						
1872/0636	8/06/2013	SW	U	I	30	100
GRANTOR: SMITH ROBERTA FRANKLI						
GRANTEE: SMITH ROBERTA FRANK						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2011] W31 FSP=[YR=2011] N12 W19 STR=[YR=2011] N13 W6 S13 E6 $ W11 S12 E30 $ W32 N4 W11 S4 W2 S28 FOP=[YR=2011] W8 S8 FGR=[YR=2011] S34 E7 S2 E10 N2 E8 N34 W25 $ E8 N8 $ S8 E15 N14 E18 S7 FOP=[YR=2011] S6 E1 STR=[YR=2011] S10 E8 N10 W8 $ E9 N2 E15 N7 W15 S3 W10 $ E10 N3 E15 S7 E5 S2 E8 N2 E5 N33 $ PTR= E30 FUS=[YR=2011] E23 S9 E1 S15 W5 S8 W15 N8 W5 N15 E1 N9 $ 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	0	0	0	1,510.00	SF	40.00	40.00	100	2011	2011	3	60	36,240	
2	0855	CONC PAVER	0	0	0	0	1,466.00	SF	10.00	10.00	100	2011	2011	3	91	13,341	
3	0810	CONCRETE A	0	0	8	10	80.00	SF	6.50	6.50	100	2011	2011	3	91	473	
4	0855	CONC PAVER	0	0	0	0	473.00	SF	10.00	10.00	100	2012	2012	3	92	4,352	
5	0323	BOAT LFT H	0	0	0	0	1.00	UT	2,500.00	2,500.00	100	2012	2012	3	50	1,250	
6	0350	CARPORT WD	0	0	20	13	260.00	SF	13.00	13.00	100	2016	2016	3	70	2,366	
7	0861	POOL GUNIT	0	0	0	0	509.00	SF	85.00	85.00	100	2025	2024		100	43,265	
8	0855	CONC PAVER	0	0	0	0	1,757.00	SF	10.00	10.00	100	2025	2024		100	17,570	
9	0462	ST/AL FNC	0	0	0	0	2,880.00	SF	10.00	10.00	100	2025	2024		100	28,800	
10	0463	FENCE GATE	0	0	0	0	3.00	UT	300.00	300.00	100	2025	2024		100	900	

TOTAL OB/XF 148,557

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	000131	C	RES CREEK	0		RSF-1	150.00	255.00	150.00	FF		1.00	1.00	1.00	8,000.00	8,000.00	1,200,000							

REVIEW DATE 06/11/2025 BY NWA Total Acres: 0.00 Total Land Value: 1,200,000 Market: 0 Agricultural: 0 Common: 1,200,000 PRINTED 07/30/2025 BY SYS

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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	0310	AL GANG WY	0	0	0	0	26.00	LF	115.00	115.00	100	2025	2024		100	2,990	
12	0303	FLT DOCK W	0	0	20	10	200.00	SF	26.00	26.00	100	2025	2024		100	5,200	
13	0317	DCK PLNG W	0	0	0	0	2.00	UT	1,000.00	1,000.00	100	2025	2024		100	2,000	

LAND DESCRIPTION

TOTAL OB/XF 10,190

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 06/11/2025 BY NWA Total Acres: 0.00 Total Land Value: 1,200,000 Market: 0 Agricultural: 0 Common: 1,200,000 PRINTED 07/30/2025 BY SYS