BLOCK 2 LOT 7
REPLAT SEYMORE POINT &
WILDERS SUB 2 PB 2/58

EVANS CYNTHIA M/WEAVER LISA DIANNE EVANS ET AL
86065 TURK LN
YULEE, FL 32097

2025

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	03	Quality Level 03

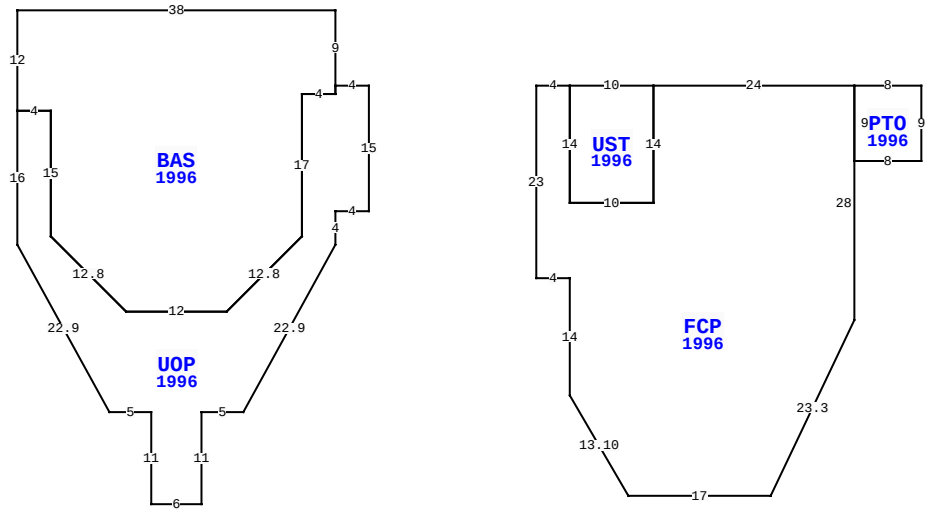
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4009.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,087	100	1996	1,087	98,723
FCP	1,471	25	1996	368	33,422
PTO	72	5	1996	4	363
UOP	643	20	1996	129	11,716
UST	140	45	1996	63	5,722
TOTALS	3,413			1,651	149,946

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	105.3000	105.30	173,850	1996	1996	0	0	0	13.75	86.25

1 SINGLE FAM – 0% - 2025 Heated Area: 1087 HX Base Yr



95085 SEYMORE LN, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	149,946
TOTAL MARKET OB/XF VALUE	11,681
TOTAL LAND VALUE - MARKET	800,000
TOTAL MARKET VALUE	961,627
SOH/AGL Deduction	0
ASSESSED VALUE	961,627
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	961,627
TOTAL JUST VALUE	961,627
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	919,552

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
2771/1797	3/03/2025	FJ	U	I	11	0
GRANTOR: EVANS IRA CLIFFORD ES						
GRANTEE: EVANS CYNTHIA M						
0424/0377	6/01/1984	WD	Q	I		45,000
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	0	105	5	525.00	SF	20.00	20.00	100	1985	1985	3	20	2,100	
2	0812	CONCRETE C	0	0	0	0	2,133.00	SF	4.00	4.00	100	1997	1997	3	72	6,143	
3	0940	SHEDS/PORT	0	0	10	16	160.00	SF	30.00	30.00	100	2000	2000	3	20	960	
4	0351	CARPORT MT	0	0	20	18	360.00	SF	10.00	10.00	100	2000	2000	3	20	720	
5	0303	FLT DOCK W	0	0	20	8	160.00	SF	13.00	13.00	100	2008	2008	3	48	998	
6	0317	DCK PLNG W	0	0	0	0	4.00	UT	500.00	500.00	100	2008	2008	3	31	620	
7	0311	WD GANG WY	0	0	0	0	20.00	SF	22.50	22.50	100	2008	2008	3	31	140	

LAND DESCRIPTION

TOTAL OB/XF 11,681

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	100.00	250.00	100.00	FF		1.00	1.00	1.00	8,000.00	8,000.00	800,000							

REVIEW DATE 06/11/2025 BY NWA Total Acres: 0.00 Total Land Value: 800,000 Market: 0 Agricultural: 0 Common: 800,000 PRINTED 07/30/2025 BY SYS