

BLOCK 2 LOT 9
IN OR 971/400
REPLAT SEYMORE POINT &

HOPKINS JOHN R & OLIVIA S
6226 PALMETTO WAY
BLACKSHEAR, GA 31516

2025

44-2N-28-5140-0002-0090



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	09	PINE WOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	2	100
Bathrooms	1	100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units	0	100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100

Quality	04	Quality Level 04
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	992	100	1993	992	80,637
BAS	403	100	2001	403	32,758
UDG	273	55	1993	150	12,194
UDU	189	55	1993	104	8,453
TOTALS	1,857			1,649	134,042

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0300	BOAT DCK W	0	0	0	0	1,250.00	SF	40.00	40.00	
4	1242	WD DECK A	0	0	12	45	540.00	SF	10.00	10.00	
5	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00	2,000.00	
6	0752	USP	0	0	6	5	30.00	SF	15.00	15.00	
7	0350	CARPORT WD	0	0	15	15	225.00	SF	13.00	13.00	
8	0350	CARPORT WD	0	0	15	30	450.00	SF	13.00	13.00	
9	0323	BOAT LFT H	0	0	0	0	1.00	UT	2,500.00	2,500.00	
10	0310	AL GANG WY	0	0	0	0	20.00	LF	115.00	115.00	
11	0303	FLT DOCK W	0	0	20	8	160.00	SF	26.00	26.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000131	C	RES CREEK	0	0005	RSF	1100.00	250.00	100.00	FF	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,649	92.1060	92.11	151,889	1940	2000	0	0	11.75	88.25
1 SINGLE FAM - 0% - 0											
Heated Area: 1395											
HX Base Yr											
13 31 31 13 32 31 31 32 9 21 21 9 13 21 21 13 BAS 2001 BAS 1993 UDU 1993 UDG 1993											

95053 SEYMORE LN, FERNANDINA BEACH	BLD DATE	LGL DATE	05/09/2025	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1 4
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE	134,042		
TOTAL MARKET OB/XF VALUE	21,454		
TOTAL LAND VALUE - MARKET	800,000		
TOTAL MARKET VALUE	955,496		
SOH/AGL Deduction	412,649		
ASSESSED VALUE	542,847		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	542,847		
TOTAL JUST VALUE	955,496		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	897,806		

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE	
0971/0400	2/15/2001	WD	Q	I		270,000	
GRANTOR: WOOD ROBERT BARCLAY &							
GRANTEE: HOPKINS JOHN R & OL							
0896/1675	8/26/1999	WD	Q	I	06	55,000	
GRANTOR: SMITH ELIZABETH S & H							
GRANTEE: WOOD ROBERT BARCLAY							

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS=[YR=1993] W32 BAS=[YR=2001] W13 S31 E13 N31 \$ S31 E32 N31 \$ PTR= E10 UDU=[YR=1993] E9 UDG=[YR=1993] E13 S21 W13N21 \$ S21 W9 N21 \$ W10 \$.											