PT OF LOT 1
IN OR 1996/1173
SEYMORE POINT ADD 1 PB 2/62

CUSICK WAYNE A & CAROL E
95015 NASSAU RIVER RD
FERNANDINA BEACH, FL 32034

2025

44-2N-28-5160-0001-0030

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

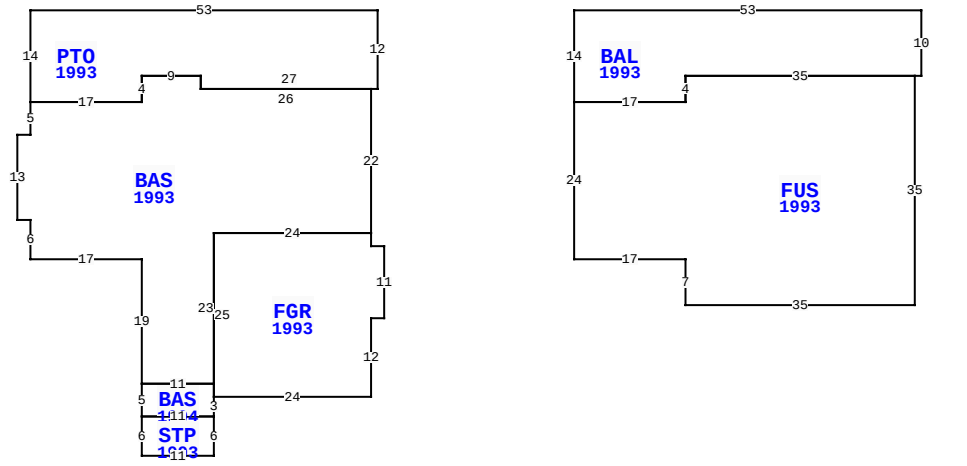
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 90
Exterior Wall	15	CONC BLOCK 10
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	12	HARDWOOD 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Quality	05	Quality Level 05
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
BAL	598	15	1993	90	13,623
BAS	1,475	100	1993	1,475	223,265
BAS	55	100	1994	55	8,325
FGR	622	55	1993	342	51,768
FUS	1,633	100	1993	1,633	247,182
PTO	652	5	1993	33	4,995
STP	66	10	1993	7	1,060
TOTALS	5,101			3,635	550,218

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	11	3,635	133.4160	176.11	640,160	1975	1995	0	0	0	14.05	85.95

1 SNGL FAM – 100% - 2016 Heated Area: 3163 HX Base Yr 2016



95015 NASSAU RIVER RD, 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		575,113
TOTAL MARKET OB/XF VALUE		73,721
TOTAL LAND VALUE - MARKET		640,000
TOTAL MARKET VALUE		1,288,834
SOH/AGL Deduction		649,085
ASSESSED VALUE		639,749
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		589,027
TOTAL JUST VALUE		1,288,834
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,223,673

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1631827	GARAGE	49,986	02/18/2016
B1531424	SWIM POOL	38,600	11/13/2015
7413	ADDITION	69,335	07/23/1991

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1996/1173	8/10/2015	WD	Q	I	01	650,000
GRANTOR: BROWNE GAY K TRUSTEE						
GRANTEE: CUSICK WAYNE A & CA						
1872/1761	8/14/2013	WD	U	I	11	100
GRANTOR: BROWNE GAY K						
GRANTEE: BROWN GAY K TRUSTEE						

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=1993] W53 S14 BAS=[YR=1993] S5 W2 S13 E2 S6 E17 S19
BAS=[YR=1994] S5 STP=[YR=1993] S6 E11 N6 W11 $ E11 N3
FGR=[YR=1993] E24 N12 E2 N11 W2 N2 W24 S25 $ N2 W11 $ E11
N23 E24 N22 W26 N2 W9 S4 W17 $ E17 N4 E9 S2 E27 N12 $ PTR=
E30 BAL=[YR=1993] E53 S10 W1FUS=[YR=1993] S35 W35 N7 W17
N24 E17 N4 E35 $ W35 S4 W17 N14 $ 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	0810	CONCRETE A	0	100	4	28	112.00	SF	6.50	6.50	100	1990	1990	3	57	415	
2	0810	CONCRETE A	0	100	24	24	576.00	SF	6.50	6.50	100	1993	1993	3	64	2,396	
3	0940	SHEDS/PORT	0	100	10	14	140.00	SF	30.00	30.00	100	1993	1993	3	20	840	
4	0300	BOAT DCK W	0	100	76	4	304.00	SF	40.00	40.00	100	1999	1999	3	26	3,162	
5	0317	DCK PLNG W	0	100	0	0	4.00	UT	1,000.00	1,000.00	100	1999	1999	3	20	800	
6	0322	BOAT LFT L	0	100	0	0	1.00	UT	1,500.00	1,500.00	100	1999	1999	3	20	300	
7	0858	SCULP CONC	0	100	0	0	775.00	SF	13.00	13.00	100	1995	1995	3	90	9,068	
8	0810	CONCRETE A	0	100	0	0	2,074.00	SF	6.50	6.50	100	1995	1995	3	68	9,167	
9	0810	CONCRETE A	0	100	104	12	1,248.00	SF	6.50	6.50	100	1997	1997	3	72	5,841	
10	0810	CONCRETE A	0	100	144	3	432.00	SF	6.50	6.50	100	1995	1995	3	68	1,909	

TOTAL OB/XF 33,898

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	80.00	350.00	80.00	FF		1.00	1.00	1.00	8,000.00	8,000.00	640,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 640,000 Market: 0 Agricultural: 0 Common: 640,000 PRINTED 07/30/2025 BY SYS

PT OF LOT 1
IN OR 1996/1173
SEYMORE POINT ADD 1 PB 2/62

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FERNANDINA BEACH, FL 32034

2025

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BUILDING CHARACTERISTICS

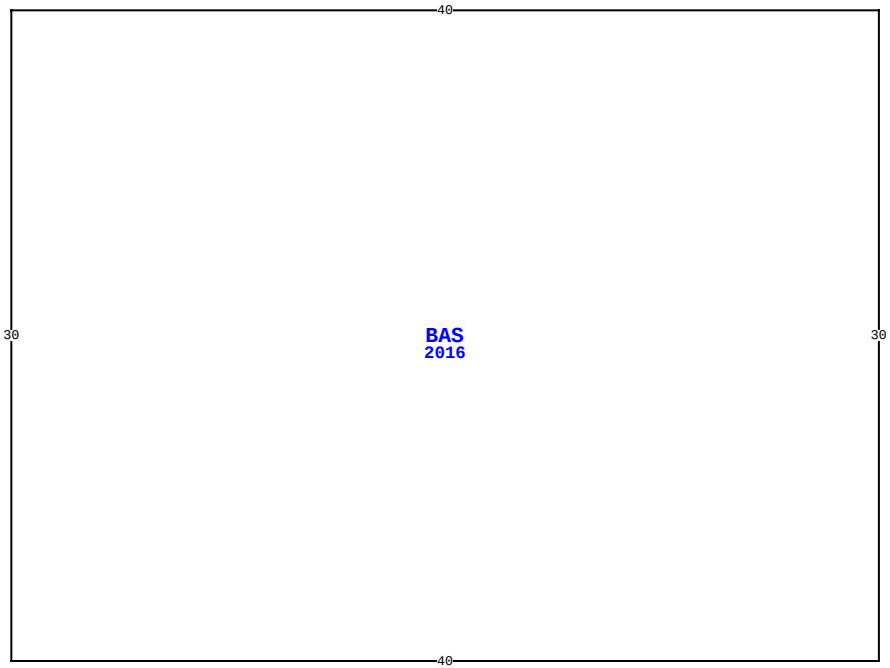
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	1.	1. 100
Units		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	1,200	100	2016	1,200	24,895
TOTALS	1,200			1,200	24,895

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	1,200	60.9500	22.55	27,060	2016	2016	0	0	0	8.00	92.00

2 GARAGE RES – 100% - 2016 Heated Area: 1200 HX Base Yr 2016



95015 NASSAU RIVER RD, 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		
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PERMIT NUM	DESCRIPTION	AMT	ISSUED

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GRANTOR: BROWNE GAY K TRUSTEE						
GRANTEE: CUSICK WAYNE A & CA						
1872/1761	8/14/2013	WD	U	I	11	100
GRANTOR: BROWNE GAY K						
GRANTEE: BROWN GAY K TRUSTEE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2016] W40 S30 E40 N30$.

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	0462	ST/AL FNC	0	100	0	0	96.00	SF	10.00	10.00	100	2003	2003	3	30	288	
12	0462	ST/AL FNC	0	100	0	0	432.00	SF	10.00	10.00	100	2003	2003	3	30	1,296	
13	0463	FENCE GATE	0	100	0	0	2.00	UT	300.00	300.00	100	2003	2003	3	58	348	
14	0311	WD GANG WY	0	100	0	0	18.00	SF	45.00	45.00	100	2013	2013	3	55	446	
15	0303	FLT DOCK W	0	100	30	10	300.00	SF	26.00	26.00	100	2013	2013	3	68	5,304	
16	0463	FENCE GATE	0	100	0	0	3.00	UT	300.00	300.00	100	2016	2016	3	89	801	
17	0861	POOL GUNIT	0	100	24	14	336.00	SF	85.00	85.00	100	2016	2016	3	78	22,277	
18	0855	CONC PAVER	0	100	0	0	954.00	SF	10.00	10.00	100	2016	2016	3	95	9,063	

LAND DESCRIPTION

TOTAL OB/XF 39,823

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: 640,000 Market: 0 Agricultural: 0 Common: 640,000 PRINTED 07/30/2025 BY SYS