

PT OF LOT 2
PT OR 1318/22
SEYMORE POINT ADD # 1 PB 2/62

SHARPE FAMILY INVESTMENTS LTD
100 CYPRESS LAGOON COURT
PONTE VEDRA BEACH, FL 32082

2025

44-2N-28-5160-0002-0010



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
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	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4009.00	

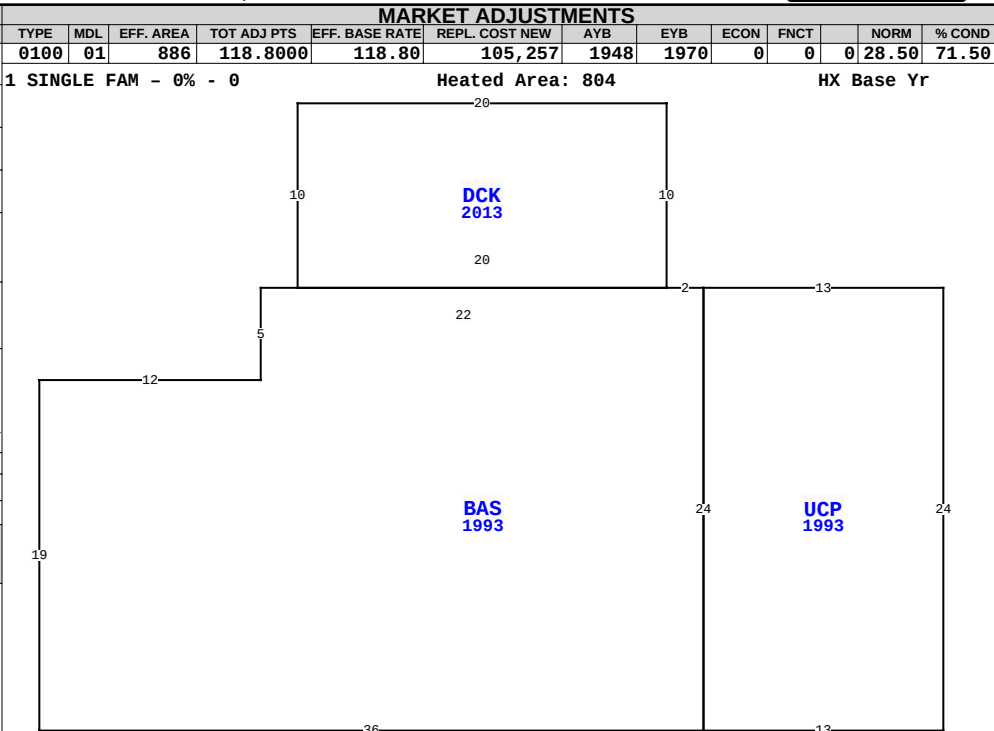
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	804	100	1993	804	68,293
DCK	200	10	2013	20	1,699
UCP	312	20	1993	62	5,267

TOTALS	1,316			886	75,259
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00
2	0810	CONCRETE A	0	0	13	24	312.00	SF	6.50
3	0810	CONCRETE A	0	0	10	10	100.00	SF	6.50

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000132	C	RES RIVER	0	0005	RSF-1	90.00	376.00	90.00

REVIEW DATE	03/07/2024	BY	NWA
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95051 NASSAU RIVER RD, FERNANDINA BEACH	BLD DATE	LGL DATE	05/09/2025	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

L N	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	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1948	1948	3	20	700	
2	0810	CONCRETE A	0	0	13	24	312.00	SF	6.50	6.50	100	1960	1960	3	20	406	
3	0810	CONCRETE A	0	0	10	10	100.00	SF	6.50	6.50	100	1960	1960	3	20	130	

TOTAL OB/XF														1,236			
LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE						
RSF-1	90.00	376.00	90.00	FF		1.00	1.00	1.00	8,000.00	8,000.00	720,000						

Total Acres:	0.00	Total Land Value:	720,000	Market:	0	Agricultural:	0	Common:	720,000
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NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		75,259	
TOTAL MARKET OB/XF VALUE		1,236,000	
TOTAL LAND VALUE - MARKET		720,000	
TOTAL MARKET VALUE		796,495	
SOH/AGL Deduction		357,084	
ASSESSED VALUE		439,411	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		439,411	
TOTAL JUST VALUE		796,495	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		748,482	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
985501	REMODEL	2,000	10/01/1998
985142	REPAIR/RRF	0	08/01/1998

SALES DATA									
OFF RECORD Number		DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE		
1318/0022		5/16/2005	WD	Q	I	01	52,000		
GRANTOR: SHARPE MICHAEL VICTOR									
GRANTEE: SHARPE FAMILY INVES									
1318/0018		5/16/2005	QC	Q	I	01	26,000		
GRANTOR: SHARPE PATRICIA PELTI									
GRANTEE: SHARPE MICHAEL VICT									

BUILDING NOTES									
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BUILDING DIMENSIONS									
UCP=[YR=1993] W13 BAS=[YR=1993] W2 DCK=[YR=2013] N10 W20 S10 E20\$ W22 S5 W12 S19 E36 N24\$ S24 E13 N24\$.									