

LOT 3
IN OR 1854/138
SEYMORE POINT ADD # 1 PB 2/62

LANDIN KENNETH EARL TRUST/LANDIN KENNETH EARL TRUS
95083 NASSAU RIVER RD
FERNANDINA BEACH, FL 32034

2025

44-2N-28-5160-0003-0000



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	05	AVERAGE 100			
Roof Structure	03	GABLE/HIP 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	07	NONE 100			
Interior Floor	03	CONC FINSH 100			
Air Condition	01	NONE 100			
Heating Type	01	NONE 100			
Bedrooms		0 100			
Bathrooms		0 100			
Frame	02	WOOD FRAME 100			
Stories	1.	1. 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
FOP	60	30	1997	18	133
FST	228	55	1997	125	925
UCP	288	20	1993	58	429
UGR	576	45	1993	259	1,917
TOTALS	1,152			460	3,404

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	PD	NORM	% COND
6500	01	460	50.0000	18.50	8,510	1980	1980	0	0	40	50.00	40.00

2 GARAGE RES - 100% - 2016

Heated Area: 0

HX Base Yr 2016

12

24

UCP
1993

24

12

24

UGR
1993

24

12

24

12

19

FST
1997

19

12

5

FOP
1997

5

12

12

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

LANDIN KENNETH EARL TRUST/LANDIN KENNETH EARL TRUS
95083 NASSAU RIVER RD
FERNANDINA BEACH, FL 32034

44-2N-28-5160-0003-0000

[illegible]