IN OR 2795/1879

CHU IRVING HSIA L/E/
95180 POINT SEYMORE TRL
FERNANDINA BEACH, FL 32034

2026

44-2N-28-0000-0026-0000

BUILDING CHARACTERISTICS

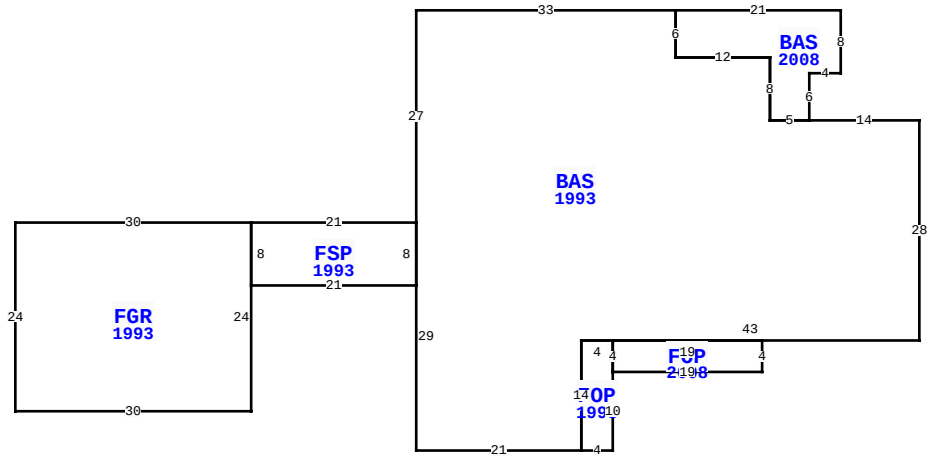
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 70
Exterior Wall	19	COMMON BRK 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	13	LVT/LAMNT 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
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	2,644	100	1993	2,644	241,368
BAS	174	100	2008	174	15,884
FGR	720	55	1993	396	36,150
FOP	56	30	1993	17	1,552
FOP	76	30	2008	23	2,100
FSP	168	40	1993	67	6,116
TOTALS	3,838			3,321	303,170

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,321	120.7500	126.79	421,070	1962	1975	0	0	0	28.00	72.00

1 SINGLE FAM 100% - 2015 Heated Area: 2818 HX Base Yr 2015



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

95180 POINT SEYMORE TRL, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		303,170
TOTAL MARKET OB/XF VALUE		42,500
TOTAL LAND VALUE - MARKET		241,500
TOTAL MARKET VALUE		587,170
SOH/AGL Deduction		360,101
ASSESSED VALUE		227,069
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		175,658
TOTAL JUST VALUE		587,170
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		549,741

PERMIT NUM	DESCRIPTION	AMT	ISSUED
3436	NEW CONSTR	200	03/16/1989
5577	REMODEL	800,000,000	03/16/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2795/1879	6/17/2025	LE	U	I	11	100
GRANTOR: CHU IRVING HSIA						
GRANTEE: CHU ANNA FN						
2346/0193	2/19/2020	LE	U	I	11	100
GRANTOR: CHU IRVING HSIA						
GRANTEE: CHU ANNA FN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W14 BAS=[YR=2008] N6 E4 N8 W21 S6 E12 S8 E5$ W5 N8 W12 N6 W33 S27 FSP=[YR=1993] W21 FGR=[YR=1993] W30 S24 E30 N24$ S8 E21 N8$ S29 E21 FOP=[YR=1993] E4 N10 FOP=[YR=2008] E19 N4 W19 S4$ N4 W4 S14$ N14 E43 N28$.

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
3	0860	POOL/SPA	0	100	16	0	1.00	UT	50,000.00	50,000.00	100	1980	1980	04	85	42,500	

LAND DESCRIPTION

TOTAL OB/XF 42,500

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	000100	C	RES	100		RSF-1	0.00	0.00	3.45	AC		1.00	1.00	0.70	100,000.00	70,000.00	241,500							

REVIEW DATE 01/01/2023 BY CD Total Acres: 3.45 Total Land Value: 241,500 Market: 0 Agricultural: 0 Common: 241,500 PRINTED 07/09/2026 BY SYS