

IN OR 2373/1223
PARCEL 28-2 & BLOCK 1 S-1 OF
LOT 5 REPLAT SEYMOUR POINT &

MCGRATH E WILLIAM JR TRUST/MCGRATH E WILLIAM JR TR
95181 POINT SEYMORE TRAIL
FERNANDINA BEACH, FL 32034

2026

44-2N-28-0000-0028-0020



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	3	100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units	0	100
Occupancy	00	NONE 100

Quality	01	Quality Level 01
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	04
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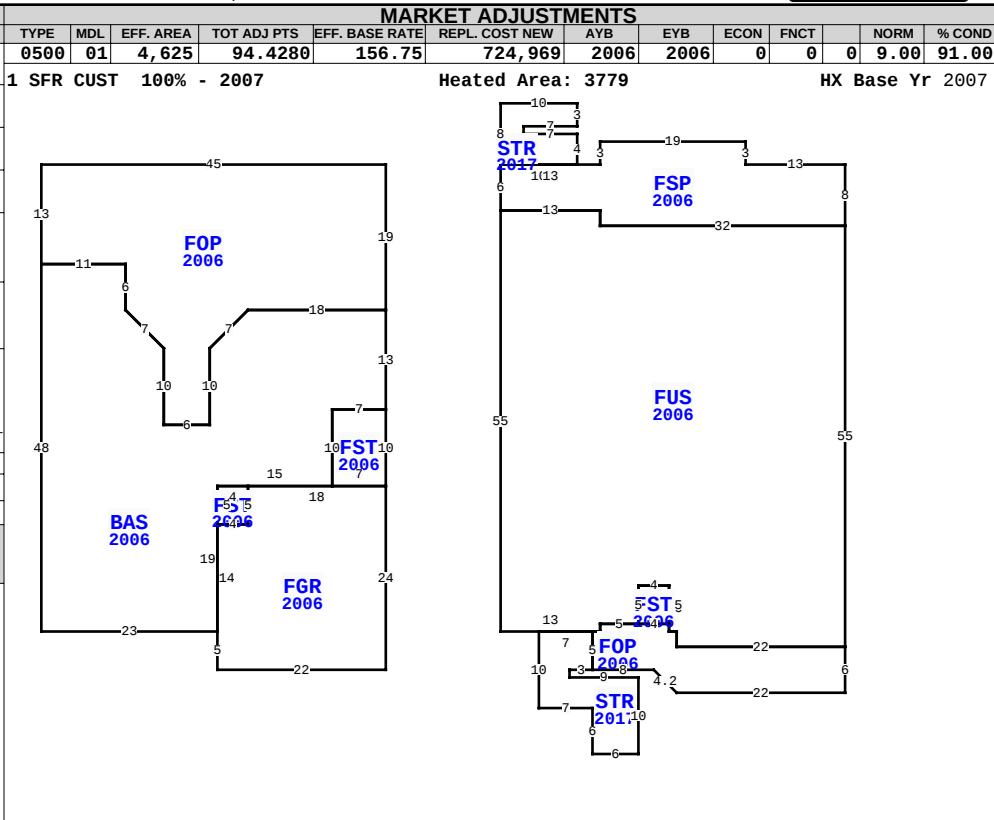
NEIGHBORHOOD/LOC	4009.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,353	100	2006	1,353	192,996
FGR	508	55	2006	279	39,797
FOP	201	30	2006	60	8,559
FOP	904	30	2006	271	38,656
FSP	391	40	2006	156	22,252
FST	20	55	2006	11	1,569
FST	20	55	2006	11	1,569
FST	70	55	2006	38	5,421
FUS	2,426	100	2006	2,426	346,051
STR	73	10	2017	7	998
TOTALS	6,093			4,625	659,722

EXTRA FEATURES					
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L W	UNITS

L N	OB/XF CODE	DESCRIPTION	BLD CAP	L W	UNITS
2	0500	FP-PRE FAB	0 100	0 0	1.00
3	0300	BOAT DCK W	0 100	0 0	283.00
7	0303	FLT DOCK W	0 100	0 0	70.00
8	0322	BOAT LFT L	0 100	0 0	3.00
9	0409	ELEVATOR R	0 100	0 0	1.00
10	0350	CARPORT WD	0 100	16 10	160.00

LAND DESCRIPTION					
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D
1	000131	C	RES CREEK	100	



** This building has 11 Sub-Areas

95181 POINT SEYMORE TRL, FERNANDINA BEACH

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

TOTAL OB/XF															19,458
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE
1	000131	C	RES CREEK	100		RSF	1135.00	296.00	135.00	FF		1.00	1.00	8,000.00	8,000.00

NASSAU COUNTY PROPERTY				PAGE 1 of 1	4
VALUATION SUMMARY					
VALUATION BY		STANDARD			
Tax Group: 4		Tax Dist:			
BUILDING MARKET VALUE		659,722			
TOTAL MARKET OB/XF VALUE		19,458			
TOTAL LAND VALUE - MARKET		1,080,000			
TOTAL MARKET VALUE		1,759,180			
SOH/AGL Deduction		1,103,052			
ASSESSED VALUE		656,128			
TOTAL EXEMPTION VALUE		HX HB			
BASE TAXABLE VALUE		604,717			
TOTAL JUST VALUE		1,759,180			
NCON VALUE		0			
INCOME VALUE					
PREVIOUS YEAR MKT VALUE		1,736,294			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M1703472	H/AC	0	06/01/2017
M10377	MECH OTHER	0	09/01/2005
E15454	ELEC OTHER	4,500	08/01/2005
C15549	CO ISSUED	430,580	07/01/2005
R07864	REPAIR/RRF	19,250	07/01/2005
P09748	OTHER	0	07/01/2005

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2373/1223	6/24/2020	WD	U	I	11	100
GRANTOR:MCGRATH E WILLIAM JR						
GRANTEE:MCGRATH E WILLIAM J						
1313/1509	5/02/2005	QC	Q	V	01	100
GRANTOR:MCGRATH RESIDENTIAL P						
GRANTEE:MCGRATH E WILLIAM J						

BUILDING NOTES			

BUILDING DIMENSIONS			
FOP=[YR=2006]	W45	S13	BAS=[YR=2006]
S5	E22	N24	FST=[YR=2006]
N10	W7	S10	E7\$
W18	FST=[YR=2006]		
W4	S5	E4	N5\$
W4	S14\$	N19	E15
N10	E7	N13	W18
D5	L5	S10	E6
N10	U5	L5	N6
W11	\$	E11	S6
D5	R5	S10	E6
N10	U5	R5	E18
N19\$	PTR=E15	STR=[YR=2017]	N8
E10	S3	W7	S1
E7	S4	W10\$	
FSP=[YR=2006]	E13	N3	E19
S3	E13	S8	FUS=[YR=2006]
S55			
FOP=[YR=2006]	S6	W22	U3
L3	W8	STR=[YR=2017]	W3
S1	E9	S10	
W6	N6	W7	N10
E7	S5\$	N5	E1
N1	E5	FST=[YR=2006]	N5
E4	S1	E1	S2
E22\$	W22	N2	W1
N6	W4	S5	W5
S1	W13	N55	E13
S2	E32\$	W32	N2
W13	N6\$	W15\$	