BLOCK 1 LOT 2
REPLAT SEYMORE POINT &
WILDER SUB 2 PB 2/58

PETERS JEFFRY
4801 GEORGIA HWY 125 NORTH
TIFTON, GA 31794

2026

44-2N-28-5140-0001-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		1 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

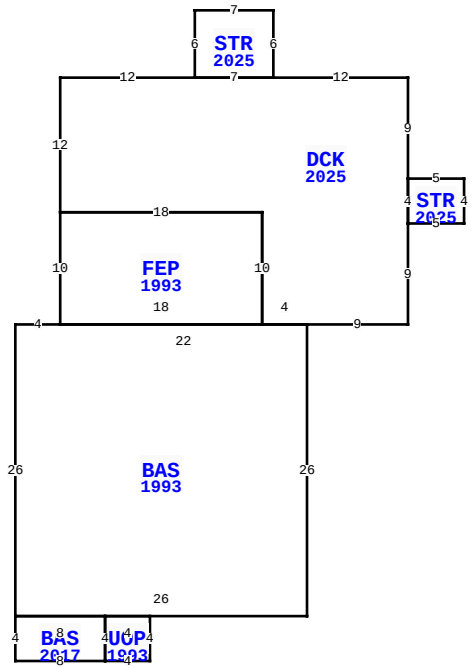
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4009.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	676	100	1993	676	60,636
BAS	32	100	2017	32	2,870
DCK	502	10	2025	50	4,485
FEP	180	80	1993	144	12,916
STR	20	10	2025	2	179
STR	42	10	2025	4	359
UOP	16	20	1993	3	269
TOTALS	1,468			911	81,715

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	911	122.0400	128.14	116,736	1939	1965	0	0	0	30.00	70.00

1 SINGLE FAM 0% - 0 Heated Area: 708 HX Base Yr



95055 POINT SEYMORE TRL, 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	118,054
TOTAL MARKET OB/XF VALUE	18,734
TOTAL LAND VALUE - MARKET	1,596,000
TOTAL MARKET VALUE	1,732,788
SOH/AGL Deduction	563,623
ASSESSED VALUE	1,169,165
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,169,165
TOTAL JUST VALUE	1,732,788
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,728,044

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B240008052	1920FT GARAGE	123,244	07/09/2024
P09781	OTHER	0	08/01/2005
M0409051	H/AC	0	12/01/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2525/1460	12/30/2021	WD	Q	I	01	875,000
GRANTOR: MERIWETHER LOUISE H						
GRANTEE: PETERS JEFFRY						
0693/0304	12/01/1993	WD	Q	V		100,000
GRANTOR: ROBERTS F STEWART						
GRANTEE: MERIWETHER LOUISE H						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993;ORIG=-30,9] W4 S26 E26 N26 W22 $
FEP=[YR=1993;ORIG=-12,-1] W18 S10 E18 N10 $
BAS=[YR=2017;ORIG=-34,35] S4 E8 N4 W8 $
UOP=[YR=1993;ORIG=-26,39] E4 N4 W4 S4 $
DCK=[YR=2025;ORIG=-8,9] E9 N9 N4 N9 W12 W7 W12 S12 E18 S10 E4 $
STR=[YR=2025;ORIG=1,-4] E5 S4 W5 N4 $
STR=[YR=2025;ORIG=-11,-13] W7 N6 E7 S6 $
.

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	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1939	1939	3	20	700	
2	0300	BOAT DCK W	0	0	0	0	260.00	SF	40.00	40.00	100	2025	2024		98	10,192	
3	0323	BOAT LFT H	0	0	0	0	1.00	UT	2,500.00	2,500.00	100	2025	2024		97	2,425	
4	0310	AL GANG WY	0	0	0	0	16.00	LF	115.00	115.00	100	2025	2024		97	1,785	
5	0350	CARPORT WD	0	0	24	12	288.00	SF	13.00	13.00	100	2025	2024		97	3,632	

LAND DESCRIPTION

TOTAL OB/XF 18,734

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	0		RSF-	1210.00	250.00	210.00	FF		1.00	1.00	0.95	8,000.00	7,600.00	1,596,000							

REVIEW DATE 01/31/2025 BY NW Total Acres: 0.00 Total Land Value: 1,596,000 Market: 0 Agricultural: 0 Common: 1,596,000 PRINTED 07/09/2026 BY SYS

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BUILDING CHARACTERISTICS

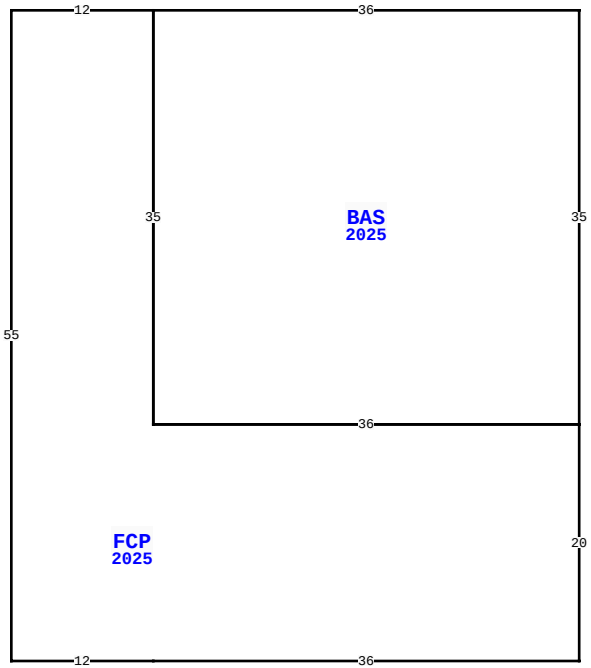
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Quality	06	Quality Level 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	1,260	100	2025	1,260	28,528
FCP	1,380	25	2025	345	7,811
TOTALS	2,640			1,605	36,339

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	1,605	58.6500	22.87	36,706	2024	2024	0	0	0	1.00	99.00

2 GARAGE RES 0% - 2025 Heated Area: 1260 HX Base Yr



95055 POINT SEYMORE TRL, FERNANDINA BEACH

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NASSAU COUNTY PROPERTY

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GRANTEE: MERIWETHER LOUISE H						

BUILDING NOTES

BUILDING DIMENSIONS

FCP=[YR=2025;ORIG=86,45] W36 N35 W12 S55 E12 E36 N20 $
BAS=[YR=2025;ORIG=50,10] E36 S35 W36 N35 $
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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

LAND DESCRIPTION

TOTAL OB/XF 0

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 01/31/2025 BY NW Total Acres: 0.00 Total Land Value: 1,596,000 Market: 0 Agricultural: 0 Common: 1,596,000 PRINTED 07/09/2026 BY SYS