

BLOCK 1 LOT E 105 FT OF 4
IN OR 2032/1315
REPLAT SEYMORE POINT &

SMITH HERBERT A & KRIS-TINA
95131 POINT SEYMORE TRL
FERNANDINA BEACH, FL 32034

2026

44-2N-28-5140-0001-0041



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 90
Interior Floo	14	CARPET 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories		2. 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
BAL	144	15	1993	22	2,180
BAS	1,456	100	1993	1,456	144,326
DCK	960	10	1993	96	9,516
FGR	408	55	1993	224	22,204
FOP	192	30	1993	58	5,749
FUS	624	100	1993	624	61,853

TOTALS	3,784			2,480	245,830
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0300	BOAT DCK W	0	100	0	0	260.00	SF	40.00	40.00	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	
4	0310	AL GANG WY	0	100	0	0	20.00	LF	115.00	115.00	
5	0317	DCK PLNG W	0	100	0	0	2.00	UT	1,000.00	1,000.00	
6	0303	FLT DOCK W	0	100	20	10	200.00	SF	26.00	26.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000132	C	RES RIVER	100		RSF	1105.00	280.00	105.00	FF	

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	2,480	117.6336	123.52	306,330	1952	1975	0	0	0	19.75	80.25	
1 SINGLE FAM 100% - 2017 Heated Area: 2080 HX Base Yr 2017													
95131 POINT SEYMORE TRL, FERNANDINA BEACH													
BLD DATE: 05/09/2025 MLU													

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		245,830	
TOTAL MARKET OB/XF VALUE		7,759	
TOTAL LAND VALUE - MARKET		840,000	
TOTAL MARKET VALUE		1,093,589	
SOH/AGL Deduction		696,086	
ASSESSED VALUE		397,503	
TOTAL EXEMPTION VALUE		56,411	
BASE TAXABLE VALUE		341,092	
TOTAL JUST VALUE		1,093,589	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		1,084,111	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1633589	REMODEL	0	12/21/2016
991958	REPAIR/RRF	4,000	08/01/1999

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2032/1315	1/13/2016	WD	U	I	11	100
GRANTOR: WEAVER LISA ET AL						
GRANTEE: SMITH HERBERT A & K						
2023/0515	1/13/2016	WD	U	I	30	292,600
GRANTOR: WEAVER LISA ET AL						
GRANTEE: SMITH HERBERT A & K						

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1993] W8 DCK=[YR=1993] N36 W44 S10 E24 S26 E20 \$ W20 N26 W24 S26 E12 S31 E8 FOP=[YR=1993] S6 E32 N6 FGR=[YR=1993] N17 W24 S17 E24 \$ W32 \$ E8 N17 E24 N14 \$ PTR= E15 N30 BAL=[YR=1993] E24 S6 FUS=[YR=1993] S26 W24 N26 E24\$ W24 N6\$ S30 W15 \$.											