

BLOCK 1 LOT 5 EX S-1
IN OR 2255/1804
REPLAT SEYMORE POINT &

PENLAND MATTHEW E & MONTINA K
95175 POINT SEYMORE TRL
FERNANDINA BEACH, FL 32034

2026

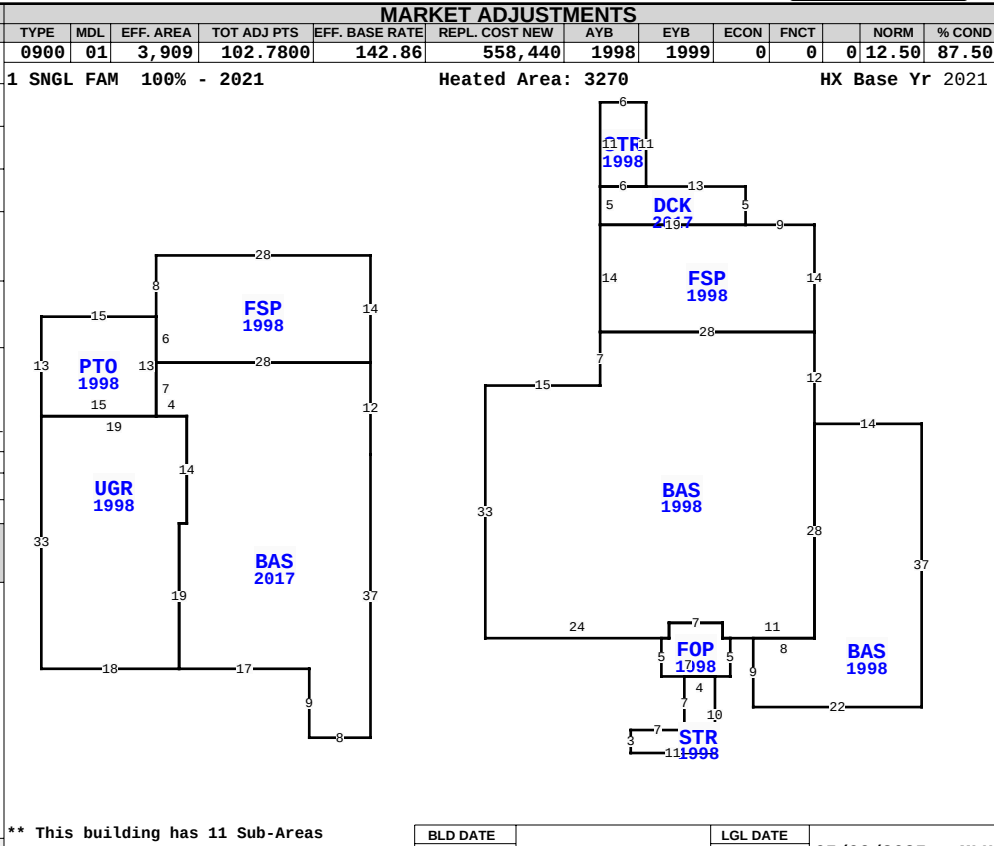
44-2N-28-5140-0001-0050



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories		2. 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	590	100	1998	590	73,751
BAS	1,601	100	1998	1,601	200,129
BAS	1,079	100	2017	1,079	134,878
DCK	95	10	2017	10	1,250
FOP	59	30	1998	18	2,250
FSP	392	40	1998	157	19,625
FSP	392	40	1998	157	19,625
PTO	195	5	1998	10	1,250
STR	61	10	1998	6	750
STR	66	10	1998	7	875
TOTALS	5,138			3,909	488,635



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L N	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	0300	BOAT DCK W	0	100	0	0	320.00	SF	40.00	40.00	100	1998	1998	3	24	3,072	
2	0310	AL GANG WY	0	100	0	0	20.00	LF	115.00	115.00	100	1998	1998	3	20	460	
3	0303	FLT DOCK W	0	100	10	20	200.00	SF	26.00	26.00	100	2017	2017	3	78	4,056	
4	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1998	1998	3	79	2,765	
5	0350	CARPORT WD	0	100	20	10	200.00	SF	13.00	13.00	100	1999	1999	3	20	520	
6	0317	DCK PLNG W	0	100	0	0	2.00	UT	1,000.00	1,000.00	100	1999	1999	3	20	400	
7	0323	BOAT LFT H	0	100	0	0	1.00	UT	2,500.00	2,500.00	100	1999	1999	3	20	500	
8	0350	CARPORT WD	0	100	20	16	320.00	SF	13.00	13.00	100	1999	1999	3	20	832	

LAND DESCRIPTION										TOTAL OB/XF									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR
1	000132	C	RES RIVER	100		RSF	1140.00	292.00	140.00	FF		1.00	1.00	1.00	8,000.00	8,000.00	1,120,000		

NASSAU COUNTY PROPERTY				PAGE 1 of 2	4
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 4			Tax Dist:
BUILDING MARKET VALUE		510,709			
TOTAL MARKET OB/XF VALUE		12,605			
TOTAL LAND VALUE - MARKET		1,120,000			
TOTAL MARKET VALUE		1,643,314			
SOH/AGL Deduction		754,609			
ASSESSED VALUE		888,705			
TOTAL EXEMPTION VALUE		51,411			HX HB
BASE TAXABLE VALUE		837,294			
TOTAL JUST VALUE		1,643,314			
NCON VALUE		0			
INCOME VALUE					
PREVIOUS YEAR MKT VALUE		1,642,396			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1710667	GARAGE	45,001	12/01/2017
974169	NEW CONSTR	120,000	08/01/1997

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2255/1804	2/15/2019	QC	U	I	11
GRANTOR: PENLAND MATTHEW					
GRANTEE: PENLAND MATTHEW E &					
1959/0695	1/26/2015	WD	Q	I	02
GRANTOR: COPELAND EDWARD M III					
GRANTEE: PENLAND MATTHEW					

BUILDING NOTES									
BUILDING DIMENSIONS									
FSP=[YR=1998] W28 S8 PTO=[YR=1998] W15 S13 UGR=[YR=1998] S33 E18 BAS=[YR=2017] E17 S9 E8 N37 N12 W28 S7 E4 S14 W1 S19\$ N19 E1 N14 W19\$ E15 N13\$ S6 E28 N14\$ PTR= E30 N20 STR=[YR=1998] E6 S11 DCK=[YR=2017] E13 S5 FSP=[YR=1998] E9 S14 BAS=[YR=1998] S12 BAS=[YR=1998] E14 S37 W22 N9 E8 N28\$ S28 W11 FOP=[YR=1998] S5 W2 STR=[YR=1998] S10 W11 N3 E7 N7 E4\$ W7 N5 E1 N2 E7 S2 E1\$ W1 N2 W7 S2 W24 N33 E15 N7 E28\$ W28 N14 E19\$ W19 N5 E6\$ W6 N11\$ S20 W30\$.									

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