

BLOCK 2 LOT 1 &
S'LY 60 FT OF LOT 2 BLOCK 2
REPLAT SEYMORE POINT &

WALLACE ANGELA SHURLEY LIVING TRUST/WALLACE ANGELA
95095 SHURWALL LANE
FERNANDINA BEACH, FL 32034

2026

44-2N-28-5140-0002-0010



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 70
Exterior Wall	16	WD FR STUC 30
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	12	HARDWOOD 80
Interior Floor	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	3	100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units	0	100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100

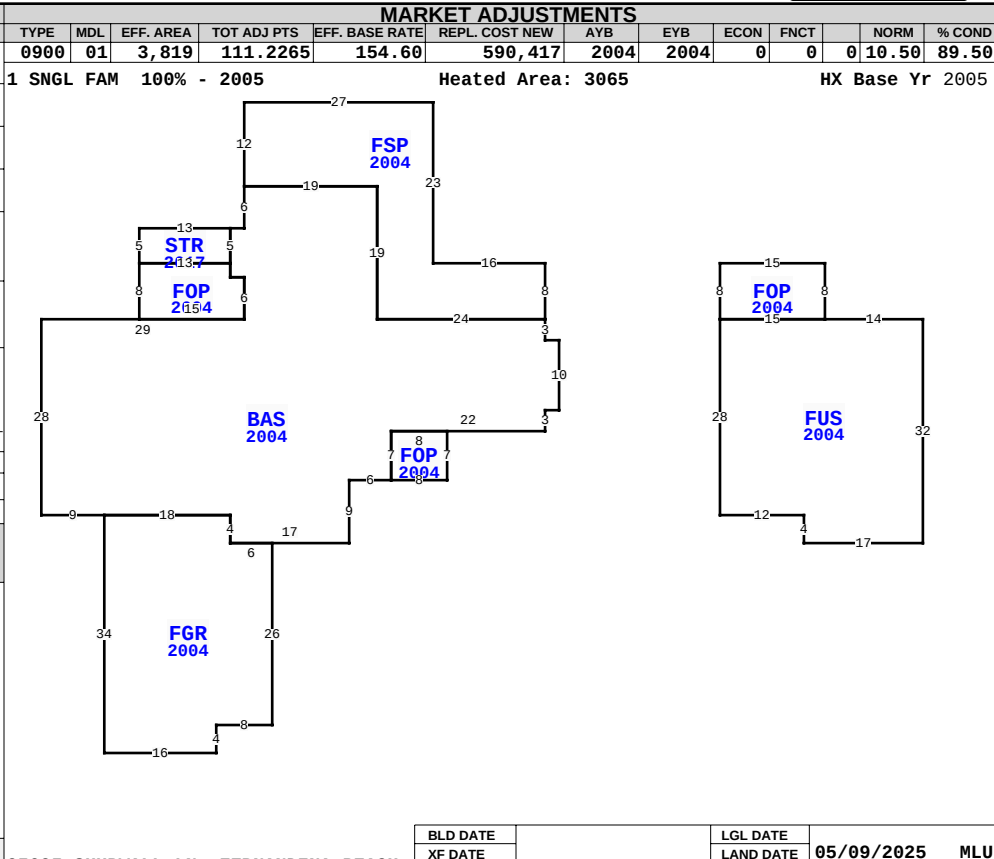
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY

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	2,185	100	2004	2,185	302,332
FGR	760	55	2004	418	57,838
FOP	56	30	2004	17	2,352
FOP	116	30	2004	35	4,843
FOP	120	30	2004	36	4,982
FSP	604	40	2004	242	33,485
FUS	880	100	2004	880	121,763
STR	65	10	2017	6	831

TOTALS	4,786			3,819	528,423
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
2	0300	BOAT DCK W	0	100	0	0	2,665.00	SF	40.00
3	1242	WD DECK A	0	100	0	0	243.00	SF	10.00



TOTAL OB/XF									
41,921									

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000131	C	RES CREEK	100		RSF	1170.00	215.00	170.00

REVIEW DATE	01/01/2023	BY	CD	Total Acres: 0.00	Total Land Value: 1,360,000	Market: 0	Agricultural: 0
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NASSAU COUNTY PROPERTY			
PAGE 1 of 1			4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		528,423	
TOTAL MARKET OB/XF VALUE		41,921	
TOTAL LAND VALUE - MARKET		1,360,000	
TOTAL MARKET VALUE		1,930,344	
SOH/AGL Deduction		1,385,759	
ASSESSED VALUE		544,585	
TOTAL EXEMPTION VALUE		51,411	
BASE TAXABLE VALUE		493,174	
TOTAL JUST VALUE		1,930,344	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		1,915,120	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0311637	NEW CONSTR	0	01/01/2004
5347	CHNGE SRVC	0	09/12/1988

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2793/937	6/06/2025	WD	U	I	11
GRANTOR: WALLACE ANGELA S					
GRANTEE: WALLACE ANGELA SHUR					
1129/1835	4/15/2003	WD	Q	I	01
GRANTOR: SHURLEY FLETCHER JR &					
GRANTEE: WALLACE JAMES W & A					

BUILDING NOTES									
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BUILDING DIMENSIONS

FSP=[YR=2004] W16 N23 W27 S12 BAS=[YR=2004] S6 W2

STR=[YR=2017] W13 S5 E13 N5\$ S5 FOP=[YR=2004] W13 S8 E15 N6

W2 N2\$ S2 E2 S6 W29 S28 E9 FGR=[YR=2004] S34 E16 N4 E8 N26 W6

N4 W18\$ E18 S4 E17 N9 E6 FOP=[YR=2004] E8 N7 W8 S7\$ N7 E22N3

E2 N10 W2 N3 W24 N19 W19\$ E19 S19 E24 N8\$ PTR=E25

FOP=[YR=2004] E15 S8 FUS=[YR=2004] E14 S32W17 N4 W12 N28

E15\$ W15 N8\$ W25\$.

TOTAL OB/XF									
41,921									