BLOCK 2 LOT 4 & S1/2 OF LOT 5
REPLAT SEYMORE POINT &
WILDERS SUB 2 PB 2/58

LIENAU ALAN K/CONNALLY SALLY LOVE
1365 WYNTERCREEK RD
DUNWOODY, GA 30338

2026

44-2N-28-5140-0002-0040

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

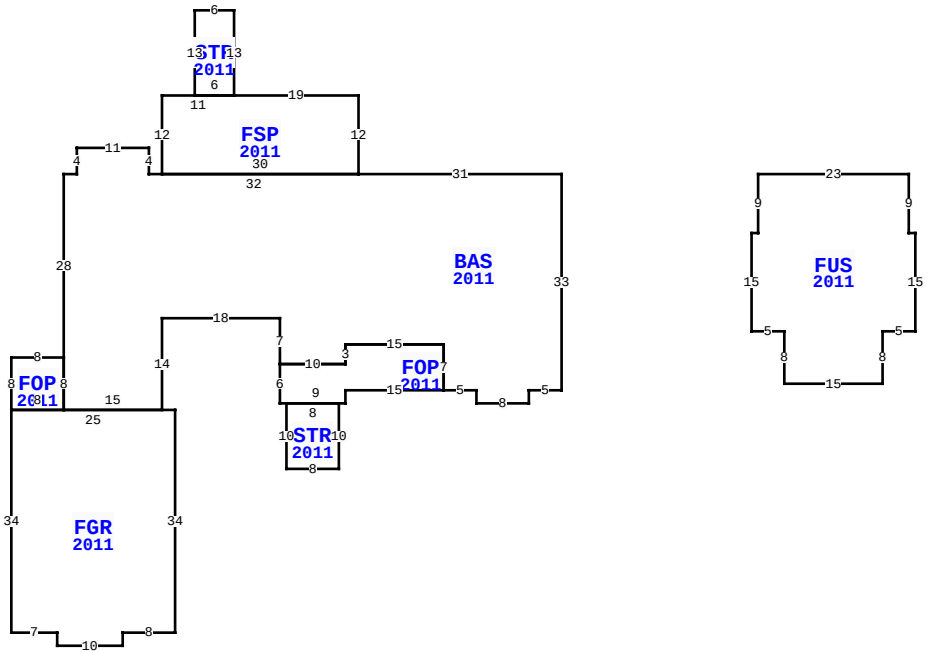
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	04	REIN CONC 100
Stories	1.5	1.5 100
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	2,270	100	2011	2,270	296,060
FGR	870	55	2011	478	62,342
FOP	64	30	2011	19	2,478
FOP	165	30	2011	50	6,522
FSP	360	40	2011	144	18,781
FUS	702	100	2011	702	91,557
STR	78	10	2011	8	1,043
STR	80	10	2011	8	1,043
TOTALS	4,589			3,679	479,827

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,679	100.3500	139.49	513,184	2011	2011	0	0	0	6.50	93.50

1 SNGL FAM 0% - 2025 Heated Area: 2972 HX Base Yr



95045 SHURWALL LN, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	479,827
TOTAL MARKET OB/XF VALUE	107,082
TOTAL LAND VALUE - MARKET	1,200,000
TOTAL MARKET VALUE	1,786,909
SOH/AGL Deduction	0
ASSESSED VALUE	1,786,909
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,786,909
TOTAL JUST VALUE	1,786,909
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,719,364

PERMIT NUM	DESCRIPTION	AMT	ISSUED
SP240007541	IN GROUND SWIMMIN	124,701	06/25/2024
C24566	CO ISSUED	0	01/09/2012
M16274	H/AC	0	06/01/2011
P14815	NEW CONSTR	0	06/01/2011
B24566	NEW CONSTR	358,909	04/01/2011
E23400	NEW CONSTR	0	04/01/2011

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2864/198	4/27/2026	WD	Q	I	01	1,917,500
GRANTOR: YEAGER TIMOTHY A & LY						
GRANTEE: LIENAU ALAN K						
2693/1151	2/05/2024	WD	Q	I	01	1,712,500
GRANTOR: SMITH WILLIAM CHARLES						
GRANTEE: YEAGER TIMOTHY ANDR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2011] W31 FSP=[YR=2011] N12 W19 STR=[YR=2011] N13 W6 S13 E6 $ W11 S12 E30 $ W32 N4 W11 S4 W2 S28 FOP=[YR=2011] W8 S8 FGR=[YR=2011] S34 E7 S2 E10 N2 E8 N34 W25 $ E8 N8 $ S8 E15 N14 E18 S7 FOP=[YR=2011] S6 E1 STR=[YR=2011] S10 E8 N10 W8 $ E9 N2 E15 N7 W15 S3 W10 $ E10 N3 E15 S7 E5 S2 E8 N2 E5 N33 $ PTR= E30 FUS=[YR=2011] E23 S9 E1 S15 W5 S8 W15 N8 W5 N15 E1 N9 $ W30 $.

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	0300	BOAT DCK W	0	0	0	0	1,510.00	SF	40.00	40.00	100	2011	2011	3	56	33,824	
5	0323	BOAT LFT H	0	0	0	0	1.00	UT	2,500.00	2,500.00	100	2012	2012	3	45	1,125	
6	0350	CARPORT WD	0	0	20	13	260.00	SF	13.00	13.00	100	2016	2016	3	65	2,197	
7	0860	POOL/SPA	0	0	0	0	1.00	UT	60,000.00	60,000.00	100	2025	2024	05	100	60,000	
11	0310	AL GANG WY	0	0	0	0	26.00	LF	115.00	115.00	100	2025	2024		97	2,900	
12	0303	FLT DOCK W	0	0	20	10	200.00	SF	26.00	26.00	100	2025	2024		98	5,096	
13	0317	DCK PLNG W	0	0	0	0	2.00	UT	1,000.00	1,000.00	100	2025	2024		97	1,940	

LAND DESCRIPTION

TOTAL OB/XF 107,082

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	000131	C	RES CREEK	0		RSF-	1150.00	255.00	150.00	FF		1.00	1.00	1.00	8,000.00	8,000.00	1,200,000							

REVIEW DATE 06/11/2025 BY NWA Total Acres: 0.00 Total Land Value: 1,200,000 Market: 0 Agricultural: 0 Common: 1,200,000 PRINTED 07/09/2026 BY SYS