BLK 2 LOT 8
IN OR 2003/944
TOGETHER W/MARSH RIPARIAN/

BEST EDIE
95077 SEYMORE LN
FERNANDINA BEACH, FL 32034

**2026**

**44-2N-28-5140-0002-0080**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

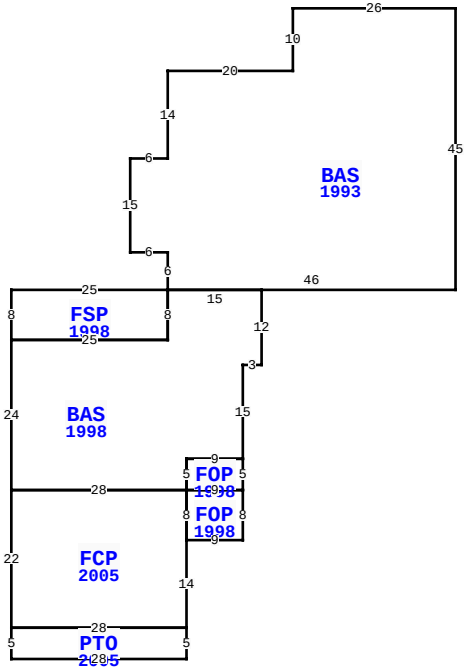
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 17 | CB STUCCO 100 |
| Roof Structur | 08 | IRREGULAR 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 11 | CLAY TILE 50 |
| Interior Floo | 13 | LVT/LAMNT 50 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 4 100 |
| Bathrooms | | 3 100 |
| Frame | 03 | MASONRY 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| BUD8 Adjustme | 04 | DIST 01 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 01 | Quality Level 01 |
| 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 | 1,960 | 100 | 1993 | 1,960 | 223,377 |
| BAS | 975 | 100 | 1998 | 975 | 111,119 |
| FCP | 616 | 25 | 2005 | 154 | 17,551 |
| FOP | 45 | 30 | 1998 | 14 | 1,595 |
| FOP | 72 | 30 | 1998 | 22 | 2,508 |
| FSP | 200 | 40 | 1998 | 80 | 9,117 |
| PTO | 140 | 5 | 2005 | 7 | 798 |
| TOTALS | 4,008 | | | 3,212 | 366,065 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0900 | 01 | 3,212 | 96.4620 | 134.08 | 430,665 | 1975 | 1995 | 0 | 0 | 0 | 15.00 | 85.00 |

1 SNGL FAM 100% - 1997 Heated Area: 2935 HX Base Yr 1997




95077 SEYMORE LN, 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 | | 366,065 |
| TOTAL MARKET OB/XF VALUE | | 67,577 |
| TOTAL LAND VALUE - MARKET | | 800,000 |
| TOTAL MARKET VALUE | | 1,233,642 |
| SOH/AGL Deduction | | 795,547 |
| ASSESSED VALUE | | 438,095 |
| TOTAL EXEMPTION VALUE | HX HB | 51,411 |
| BASE TAXABLE VALUE | | 386,684 |
| TOTAL JUST VALUE | | 1,233,642 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 1,194,193 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| R1706488 | REPAIR/RRF | 20,000 | 10/01/2017 |
| B20192 | ADDITION | 16,800 | 07/01/2007 |
| 9805195 | SWIM POOL | 19,000 | 08/01/1998 |
| 984877 | ADDITION | 29,977 | 04/01/1998 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2445/1879 | 3/19/2021 | QC | U | I | 11 | 100 |
| GRANTOR: SHARPE MICHAEL FRANKL | | | | | | |
| GRANTEE: BEST EDIE AKA EDYTH | | | | | | |
| 2003/0944 | 6/24/2015 | QC | U | I | 11 | 100 |
| GRANTOR: SHARPE MICHAEL F & | | | | | | |
| GRANTEE: BEST EDIE AKA EDYTH | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=1993] W26 S10 W20 S14 W6 S15 E6 S6 FSP=[YR=1998] W25 S8 BAS=[YR=1998] S24 FCP=[YR=2005] S22 PTO=[YR=2005] S5 E28 N5 W28 $ E28 N14 FOP=[YR=1998] E9 N8 FOP=[YR=1998] N5 W9 S5 E9 $ W9 S8 $ N8 W28 $ E28 N5 E9 N15 E3 N12 W15 S8 W25 $ E25 N8 $ E46 N45 $ .

## 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 | 0940 | SHEDS/PORT | 0 | 100 | 7 | 20 | 140.00 | SF | 30.00 | 30.00 | 100 | 1980 | 1980 | 3 | 20 | 840 | |
| 2 | 0500 | FP-PRE FAB | 0 | 100 | 0 | 0 | 1.00 | UT | 3,500.00 | 3,500.00 | 100 | 1990 | 1990 | 3 | 64 | 2,240 | |
| 6 | 0860 | POOL/SPA | 0 | 100 | 16 | 0 | 1.00 | UT | 50,000.00 | 50,000.00 | 100 | 1998 | 1998 | 04 | 85 | 42,500 | |
| 7 | 0911 | SCRN RM A | 0 | 100 | 0 | 0 | 1,435.00 | SF | 18.00 | 18.00 | 100 | 2007 | 2007 | 3 | 24 | 6,199 | |
| 9 | 0940 | SHEDS/PORT | 0 | 100 | 10 | 10 | 100.00 | SF | 30.00 | 30.00 | 100 | 2002 | 2002 | 3 | 20 | 600 | |
| 11 | 0300 | BOAT DCK W | 0 | 100 | 195 | 4 | 780.00 | SF | 40.00 | 40.00 | 100 | 1999 | 1999 | 3 | 25 | 7,800 | |
| 12 | 0311 | WD GANG WY | 0 | 100 | 0 | 0 | 22.00 | SF | 45.00 | 45.00 | 100 | 1999 | 1999 | 3 | 20 | 198 | |
| 13 | 0303 | FLT DOCK W | 0 | 100 | 20 | 8 | 160.00 | SF | 26.00 | 26.00 | 100 | 1999 | 1999 | 3 | 25 | 1,040 | |
| 14 | 0317 | DCK PLNG W | 0 | 100 | 0 | 0 | 2.00 | UT | 1,000.00 | 1,000.00 | 100 | 1999 | 1999 | 3 | 20 | 400 | |
| 15 | 0323 | BOAT LFT H | 0 | 100 | 0 | 0 | 1.00 | UT | 2,500.00 | 2,500.00 | 100 | 1999 | 1999 | 3 | 20 | 500 | |

TOTAL OB/XF 62,317

## LAND DESCRIPTION

| 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 | 100 | | RSF- | 1100.00 | 250.00 | 100.00 | FF | | 1.00 | 1.00 | 1.00 | 8,000.00 | 8,000.00 | 800,000 | | | | | | | |

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 800,000 Market: 0 Agricultural: 0 Common: 800,000 PRINTED 07/09/2026 BY SYS

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TOGETHER W/MARSH RIPARIAN/

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**2026**

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## NASSAU COUNTY PROPERTY



### BUILDING CHARACTERISTICS

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|---|---|---|
| | | |

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|---|---|---|---|
| DOR CODE | 0100 | SINGLE FAMILY | |
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|---|---|---|---|---|---|
| TOTALS | | | | | |

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### BUILDING NOTES

### EXTRA FEATURES

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|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 16 | 0322 | BOAT LFT L | 0 | 100 | 0 | 0 | 1.00 | UT | 1,500.00 | 1,500.00 | 100 | 1999 | 1999 | 3 | 20 | 300 | |
| 17 | 0317 | DCK PLNG W | 0 | 100 | 0 | 0 | 8.00 | UT | 1,000.00 | 1,000.00 | 100 | 1999 | 1999 | 3 | 20 | 1,600 | |
| 18 | 0300 | BOAT DCK W | 0 | 100 | 28 | 12 | 336.00 | SF | 40.00 | 40.00 | 100 | 1999 | 1999 | 3 | 25 | 3,360 | |

### BUILDING DIMENSIONS

### LAND DESCRIPTION

TOTAL OB/XF 5,260

| 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

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