

BLOCK 2 LOT 9
IN OR 971/400
REPLAT SEYMORE POINT &

HOPKINS JOHN R & OLIVIA S
6226 PALMETTO WAY
BLACKSHEAR, GA 31516

2026

44-2N-28-5140-0002-0090



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	09	PINE WOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	2	100
Bathrooms	1	100
Frame	02	WOOD FRAME 100
Stories	1.	1. 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	992	100	1993	992	84,184
BAS	403	100	2001	403	34,200
UDG	273	55	1993	150	12,730
UDU	189	55	1993	104	8,826
TOTALS	1,857			1,649	139,939

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0300	BOAT DCK W	0	0	0	0	1,250.00	SF	40.00
2	1242	WD DECK A	0	0	12	45	540.00	SF	10.00
3	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00
4	0752	USP	0	0	6	5	30.00	SF	15.00
5	0350	CARPORT WD	0	0	15	15	225.00	SF	13.00
6	0350	CARPORT WD	0	0	15	30	450.00	SF	13.00
7	0323	BOAT LFT H	0	0	0	0	1.00	UT	2,500.00
8	0310	AL GANG WY	0	0	0	0	20.00	LF	115.00
9	0303	FLT DOCK W	0	0	20	8	160.00	SF	26.00

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	0	0005	RSF	1100.00	250.00	100.00

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,649	92.1060	96.71	159,475	1940	2000	0	0	12.25	87.75

1 SINGLE FAM 0% - 0

Heated Area: 1395

HX Base Yr

13

32

31

31

13

32

BAS
2001

BAS
1993

9

13

21

21

9

13

UDU
1993

UDG
1993

BLD DATE

LGL DATE

05/09/2025

ML

95053 SEYMORE LN, FERNANDINA BEACH				XF DATE						LAND DATE		05/09/2025	MLC
				INC DATE		AG DATE							
UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES			
1,250.00	SF	40.00	40.00	100	1995	1995	3	20	10,000				
540.00	SF	10.00	10.00	100	2001	2001	3	20	1,080				
1.00	UT	2,000.00	2,000.00	100	2001	2001	3	83	1,660				
30.00	SF	15.00	15.00	100	2001	2001	3	27	122				
225.00	SF	13.00	13.00	100	2008	2008	3	27	790				
450.00	SF	13.00	13.00	100	2008	2008	3	27	1,580				
1.00	UT	2,500.00	2,500.00	100	2008	2008	3	27	675				
20.00	LF	115.00	115.00	100	2025	2017		70	1,610				
160.00	SF	26.00	26.00	100	2025	2017		78	3,245				