BLOCK 2 W180.10 FT OF LOT 13
IN OR 1315/311
REPLAT SEYMORE POINT & WILDERS

BOYETT CHARLES & KIMBERLY
95007 BOYETT LANE
FERNANDINA BEACH, FL 32034

2026

44-2N-28-5140-0002-0131

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 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
Occupancy	00	NONE 100
Quality	04	Quality Level 04

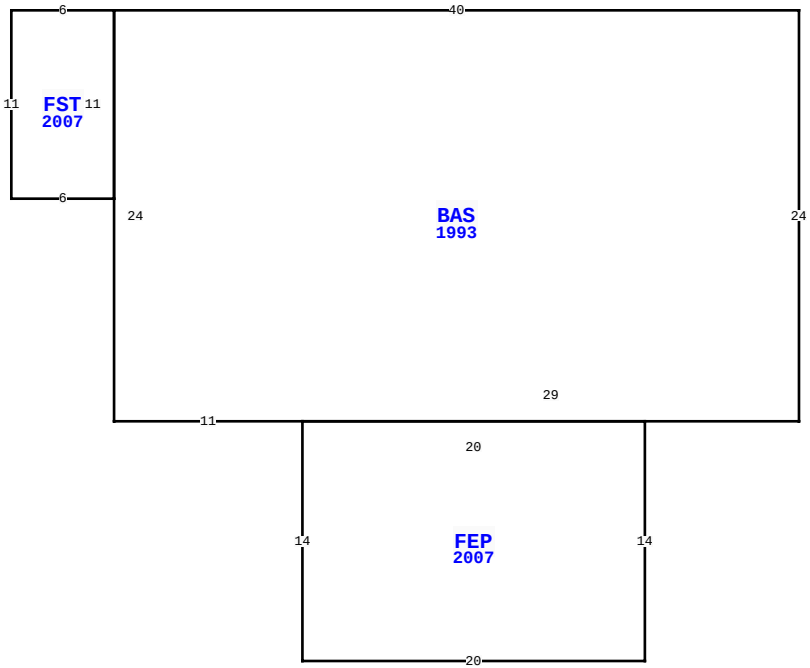
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4009.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	960	100	1993	960	93,902
FEP	280	80	2007	224	21,911
FST	66	55	2007	36	3,521
TOTALS	1,306			1,220	119,333

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,220	138.0120	144.91	176,790	1963	1980	0	0	0	32.50	67.50

1 SINGLE FAM 100% - 2003 Heated Area: 960 HX Base Yr 2003



95007 BOYETT 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		119,333
TOTAL MARKET OB/XF VALUE		2,478
TOTAL LAND VALUE - MARKET		61,250
TOTAL MARKET VALUE		183,061
SOH/AGL Deduction		96,773
ASSESSED VALUE		86,288
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		34,877
TOTAL JUST VALUE		183,061
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		177,770

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B16216	ADDITION	37,539	09/01/2005
E07164	CHNGE SRVC	400	08/01/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2169/0816	12/19/2017	FJ	U	I	11	0
GRANTOR: BOYETT IRIS EST						
GRANTEE: BOYETT CHARLES ET A						
1315/0311	5/05/2005	WD	Q	I	06	100
GRANTOR: BOYETT WINSTON ETAL						
GRANTEE: BOYETT CHARLES & KI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W40 FST=[YR=2007] W6 S11 E6 N11$ S24 E11
FEP=[YR=2007] S14 E20 N14 W20$ E29 N24$.

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	8	10	80.00	SF	30.00	30.00	100	1985	1985	3	20	480	
2	0940	SHEDS/PORT	0	100	12	14	168.00	SF	30.00	30.00	100	1970	1970	3	20	1,008	
3	0681	POLE SHED	0	100	0	0	264.00	SF	15.00	15.00	100	1999	1999	3	25	990	

LAND DESCRIPTION

TOTAL OB/XF 2,478

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	000100	C	RES	100		RSF-1	0.00	0.00	0.35	AC		1.00	1.00	1.75	100,000.00	175,000.00	61,250							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.35 Total Land Value: 61,250 Market: 0 Agricultural: 0 Common: 61,250 PRINTED 07/09/2026 BY SYS