

BLOCK 149 S 45FT OF LOT 1 &
ALL OF LOT 2 & N 18FT OF LOT 3
IN OR 2504/147

FREEMAN GEORGE W
95769 CLEMENTS RD
FERNANDINA BEACH, FL 32034

2023

00-00-31-1800-0149-0022



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	05 AVERAGE 100
Roof Structur	04 WOOD TRUSS 100
Roof Cover	01 MINIMUM 100
Interior Wall	01 MINIMUM 60
Interior Wall	04 PLYWOOD 40
Interior Floo	03 CONC FINSH 100
Ceiling	04 NONE 100
Air Condition	01 NONE 100
Heating Type	01 NONE 100
Plumbing	3 100
Frame	02 WOOD FRAME 100
Story Height	10 100
RMS	2 100
Stories	1. 1. 100
Class	00 . 100
Units	0 100
Occupancy	00 OWNER OCC 100

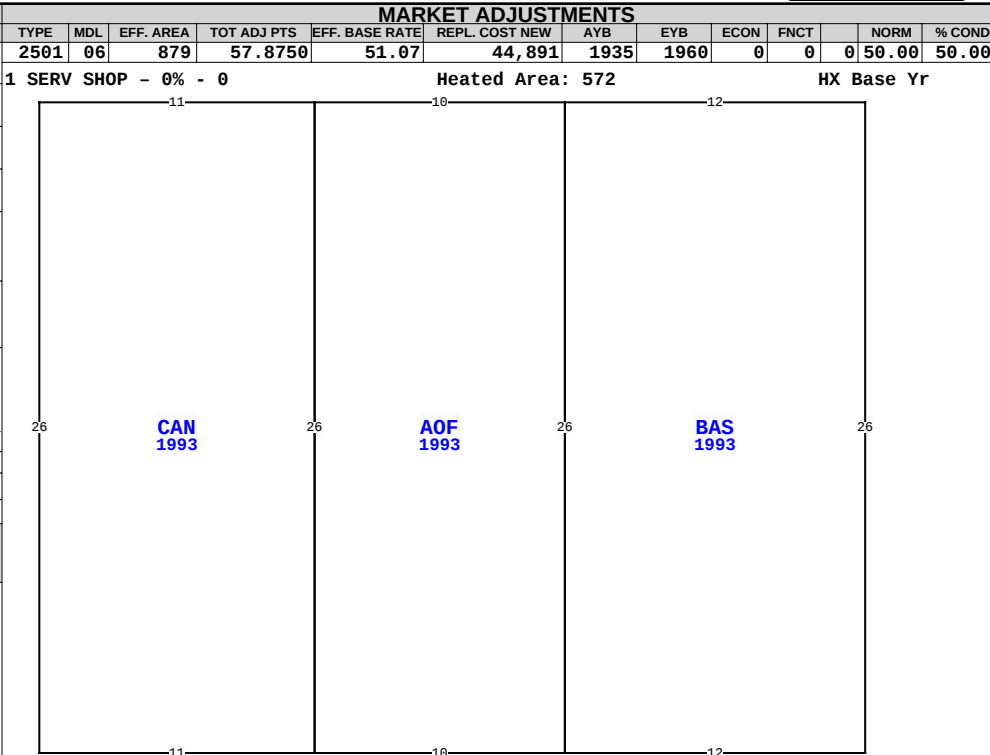
Quality	03	Quality Level 03	
DOR CODE	1200	STORE/OFFICE/RESID	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
AOF	260	185	481	12,283
BAS	312	100	312	7,967
CAN	286	30	86	2,196

TOTALS	858	879	22,446
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0810	CONCRETE A	0	0	0	0	582.00	SF	6.50	6.50	
2	0810	CONCRETE A	0	0	0	0	1,121.00	SF	6.50	6.50	
9	0810	CONCRETE A	0	0	0	0	324.00	SF	6.50	6.50	
10	0819	CONC 12"	0	0	0	0	34.00	SF	9.50	9.50	
11	0810	CONCRETE A	0	0	0	0	153.00	SF	6.50	6.50	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	001200	C	STORE COMB	0	0006	R-2	163.00	100.00	163.00	FF	



606-B S 6TH ST, FERNANDINA BEACH

BLD DATE	06/30/2021	KKX	LGL DATE	
XF DATE	06/30/2021	KKX	LAND DATE	06/30/2021
INC DATE			AG DATE	

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
2501	06	879	57.8750	51.07	44,891	1935	1960	0	0	0 50.00	50.00

NASSAU COUNTY PROPERTY

VALUATION SUMMARY		PAGE 1 of 3	2
VALUATION BY	STANDARD		
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE	213,268		
TOTAL MARKET OB/XF VALUE	4,308		
TOTAL LAND VALUE - MARKET	456,400		
TOTAL MARKET VALUE	673,976		
SOH/AGL Deduction	13,057		
ASSESSED VALUE	660,919		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	660,919		
TOTAL JUST VALUE	673,976		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	600,895		

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2504/0147	10/11/2021	WD	U	I	30	225,000
GRANTOR: FREEMAN CARL T						
GRANTEE: FREEMAN GEORGE W						
1955/0247	12/23/2014	TD	U	I	11	100
GRANTOR: FREEMAN BENJAMIN T TR						
GRANTEE: FREEMAN CARL T						

BUILDING NOTES

BUILDING DIMENSIONS											
BAS=[YR=1993] W12 AOF=[YR=1993] W10 CAN=[YR=1993] W11 S26 E11 N26 \$ S26 E10 N26 \$ S26 E12 N26 \$.											

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[illegible]

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