LOT 17
IN OR 2083/1547
EX R/W OR 400/807

FREEMAN GEORGE W
95769 CLEMENTS RD
FERNANDINA BEACH, FL 32034

2023

29-2N-28-4950-0017-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

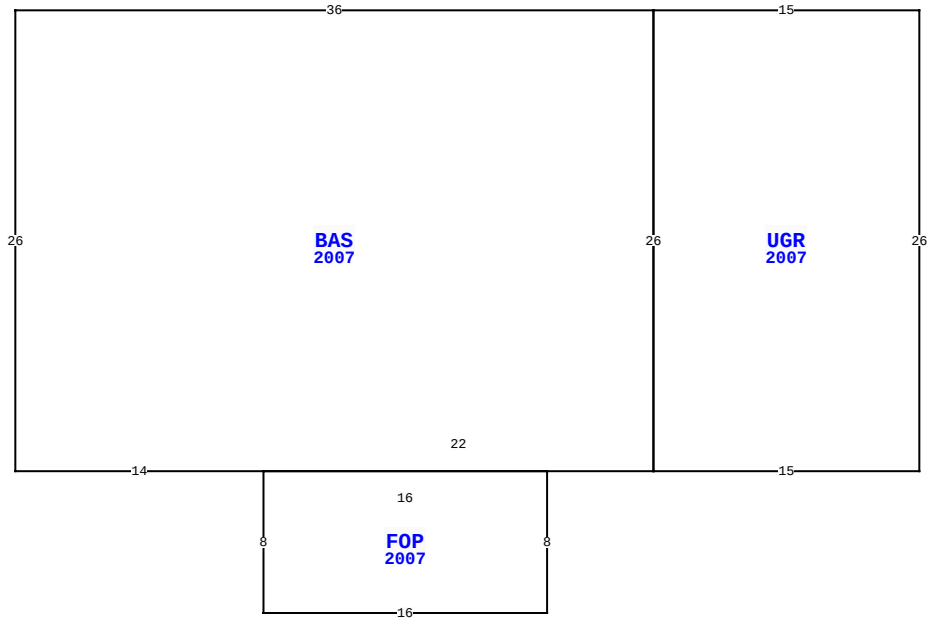
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4005.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	936	100	936	24,355
FOP	128	30	38	989
UGR	390	45	176	4,580
TOTALS	1,454		1,150	29,923

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	UC	NORM	% COND
0100	01	1,150	72.0800	65.05	74,808	1998	1998	0	0	40	12.00	40.00

1 SINGLE FAM – 0% - 0 Heated Area: 936 HX Base Yr



95303 MARC ANTHONY RD, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/30/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	29,923
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	90,750
TOTAL MARKET VALUE	120,673
SOH/AGL Deduction	44,937
ASSESSED VALUE	75,736
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	75,736
TOTAL JUST VALUE	120,673
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	85,367

PERMIT NUM	DESCRIPTION	AMT	ISSUED
91-7116	XFOB	3,094	03/21/1991
5231	NEW CONSTR	35,948	10/14/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2083/1547	11/14/2016	WD	U	I	37	22,000
GRANTOR: WILLIAMS BONNIE						
GRANTEE: FREEMAN GEORGE W						
0524/0851	8/03/1987	WD	Q	V		9,500
GRANTOR: ANTHONY FREDA ET AL						
GRANTEE: WILLIAMS OLVAN & B						

BUILDING NOTES

BUILDING DIMENSIONS

UGR=[YR=2007] W15 BAS2007 = W36 S26 E14 FOP=[YR=2007] S8 E16 N8 W16 $ E22 N26$ S26 E15 N26 $.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	SFR	0		OR	0.00	0.00	1.21	AC		1.00	1.00	1.00	75,000.00	75,000.00	90,750							

REVIEW DATE 06/30/2022 BY KW Total Acres: 1.21 Total Land Value: 90,750 Market: 0 Agricultural: 0 Common: 90,750 PRINTED 08/02/2023 BY SYS