PT OF NW1/4 OF NW1/4 OF
SEC 30-3N-24E IN OR 1955/255
BEING ONLY PT LYING W OF

FREEMAN FAMILY HOLDINGS LLC
617 SOUTH 6TH ST
FERNANDINA BEACH, FL 32034

2023

30-3N-24-0000-0006-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5601	TIMBER 2-3 SI 70-79	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS				

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

DEMPSEY CONNER RD, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	08/11/2021 MF
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	168,910
TOTAL MARKET VALUE	6,429
SOH/AGL Deduction	0
ASSESSED VALUE	6,429
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	6,429
TOTAL JUST VALUE	168,910
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	0

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1955/0255	12/23/2014	TD	U	V	19	100
GRANTOR: FREEMAN FAM TRUST & F						
GRANTEE: FREEMAN FAMILY HOLD						
1683/0670	6/14/2010	TD	U	V	19	100
GRANTOR: FREEMAN FAMILY TRUST						
GRANTEE: FREEMAN BENJAMIN T						

BUILDING NOTES

BUILDING DIMENSIONS

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	005901	A	HARDWOOD SI	0			0.00	0.00	16.13	AC		1.00	1.00	1.00	225.00	225.00	3,629							
2	005601	A	TIMB2-3 SI	0			0.00	0.00	8.00	AC		1.00	1.00	1.00	350.00	350.00	2,800							
3	009910	M	MKT.VAL.AG	0			0.00	0.00	24.13	AC		1.00	1.00	1.00	7,000.00	7,000.00	168,910							

REVIEW DATE 07/10/2020 BY TWA Total Acres: 24.13 Total Land Value: 6,429 Market: 168,910 Agricultural: 6,429 Common: 0 PRINTED 08/02/2023 BY SYS