



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories		1. 1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
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	1,700	100	1,700	141,015
FOP	304	30	91	7,549
FOP	400	30	120	9,954
FST	96	55	53	4,397
TOTALS	2,500		1,964	162,914

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
2	0504	FP-ELECTRI	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	1986
3	0825	BRICK	0 100	0	0	180.00	SF	12.50	12.50	100	1990

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DPTH FACT
1	000115	C	SFR ACRES	100	0005	OR	161.00	405.00	1.50	AC	1.00

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,964	110.7400	99.94	196,282	1986	1988	0	0	17.00	83.00
1 SINGLE FAM - 100% - 1987 Heated Area: 1700 HX Base Yr 1987											
FOP 1993 FST 1993 BAS 1993 FOP 1993											
95007 CLEMENTS RD, FERNANDINA BEACH											
BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE 05/30/2023 MLU											

TOTAL OB/XF 3,198											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
2	0504	FP-ELECTRI	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	1986
3	0825	BRICK	0 100	0	0	180.00	SF	12.50	12.50	100	1990

TOTAL OB/XF 3,198											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
2	0504	FP-ELECTRI	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	1986
3	0825	BRICK	0 100	0	0	180.00	SF	12.50	12.50	100	1990

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1 4
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		162,914	
TOTAL MARKET OB/XF VALUE		3,198	
TOTAL LAND VALUE - MARKET		112,500	
TOTAL MARKET VALUE		278,612	
SOH/AGL Deduction		144,118	
ASSESSED VALUE		134,494	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		84,494	
TOTAL JUST VALUE		278,612	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		213,131	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
3261	N/A	42,000	03/25/1986

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
0485/0587	3/20/1986	WD	U	V	01
GRANTOR: CLEMENTS MILDRED VANZ					
GRANTEE: BURKETT ERNIE CLEME					

BUILDING NOTES											
----------------	--	--	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS											
FST=[YR=1993] W12 FOP=[YR=1993] W38 S8 BAS=[YR=1993] S34 FOP=[YR=1993] S8 E50 N8 W50 \$ E50 N34 W50 \$ E38 N8 \$ S8 E12 N8 \$.											