PT WM BERRIE GRANT IN
SEC 40-2N-28E RECD IN
OR 1955/244

FREEMAN GEORGE W
95769 CLEMENTS RD
FERNANDINA BEACH, FL 32034

**2023**

**40-2N-28-0000-0061-0060**

## NASSAU COUNTY PROPERTY



### BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 10 | ABOVE AVG 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 12 | MODULAR MT 100 |
| Interior Wall | 07 | NONE 100 |
| Interior Floo | 09 | PINE WOOD 100 |
| Air Condition | 02 | WINDOW 100 |
| Heating Type | 03 | FORCED AIR 100 |
| Bedrooms | | 2 100 |
| Bathrooms | | 1 100 |
| 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 |

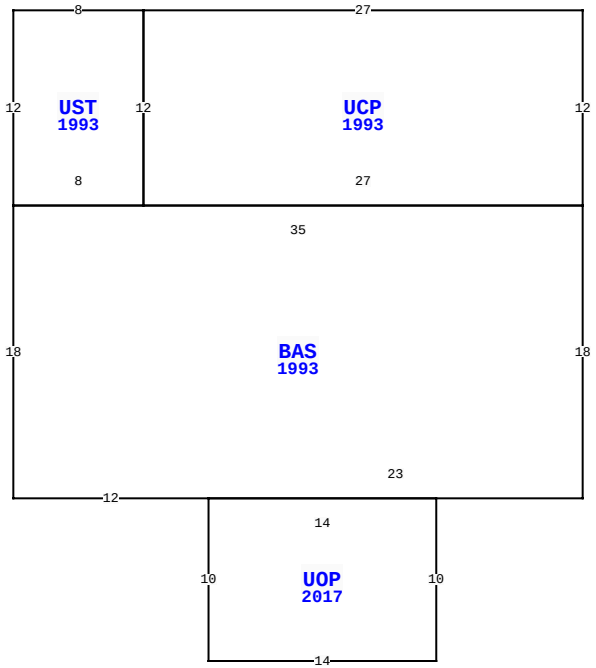
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4005.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 630 | 100 | 630 | 28,146 |
| UCP | 324 | 20 | 65 | 2,904 |
| UOP | 140 | 20 | 28 | 1,251 |
| UST | 96 | 45 | 43 | 1,921 |
| TOTALS | 1,190 | | 766 | 34,222 |

### MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | UC | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 766 | 82.5000 | 74.46 | 57,036 | 1950 | 1950 | 0 | 0 | 60 | 25.00 | 60.00 |

1 SINGLE FAM – 0% - 0 Heated Area: 630 HX Base Yr




95639 CLEMENTS 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 | 122,261 |
| TOTAL MARKET OB/XF VALUE | 3,605 |
| TOTAL LAND VALUE - MARKET | 237,750 |
| TOTAL MARKET VALUE | 363,616 |
| SOH/AGL Deduction | 139,436 |
| ASSESSED VALUE | 224,180 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 224,180 |
| TOTAL JUST VALUE | 363,616 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 252,036 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 982314 | MH MOVE-ON | 0 | 08/01/1998 |
| 8306 | XFOB | 54,400 | 08/14/1992 |

### SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1955/0244 | 12/23/2014 | TD | U | I | 11 | 100 |
| GRANTOR: FREEMAN BENJAMIN T TR | | | | | | |
| GRANTEE: FREEMAN GEORGE W | | | | | | |
| 1487/0482 | 3/22/2007 | QC | U | I | 01 | 100 |
| GRANTOR: FREEMAN BENJAMIN T | | | | | | |
| GRANTEE: FREEMAN BENJAMIN T | | | | | | |

### BUILDING NOTES

### BUILDING DIMENSIONS

UCP=[YR=1993] W27 UST=[YR=1993] W8 S12 BAS=[YR=1993] S18 E12 UOP=[YR=2017] S10 E14 N10 W14 $ E23 N18 W35 $ E8 N12 $ S12 E27 N12 $ .

### 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 | 0810 | CONCRETE A | 0 | 0 | 20 | 30 | 600.00 | SF | 6.50 | 6.50 | 100 | 1998 | 1998 | 3 | 77 | 3,003 | |
| 2 | 6001 | ROLLUP DR | 0 | 0 | 0 | 0 | 1.00 | UT | 400.00 | 400.00 | 100 | 1998 | 1998 | 3 | 20 | 80 | |
| 3 | 0752 | USP | 0 | 0 | 10 | 12 | 120.00 | SF | 15.00 | 15.00 | 100 | 2000 | 2000 | 3 | 29 | 522 | |

### LAND DESCRIPTION

TOTAL OB/XF 3,605

| 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 | 000115 | C | SFR ACRES | 0 | | OR | 0.00 | 0.00 | 3.17 | AC | | 1.00 | 1.00 | 1.00 | 75,000.00 | 75,000.00 | 237,750 | | | | | | | |

REVIEW DATE 12/18/2018 BY KWX Total Acres: 3.17 Total Land Value: 237,750 Market: 0 Agricultural: 0 Common: 237,750 PRINTED 08/02/2023 BY SYS

PT WM BERRIE GRANT IN
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OR 1955/244

FREEMAN GEORGE W
95769 CLEMENTS RD
FERNANDINA BEACH, FL 32034

**2023**

**40-2N-28-0000-0061-0060**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 25 | MOD METAL 100 |
| Roof Structur | 02 | SHED 100 |
| Roof Cover | 12 | MODULAR MT 100 |
| Interior Wall | 07 | NONE 100 |
| Interior Floo | 03 | CONC FINSH 100 |
| Ceiling | 04 | NONE 100 |
| Air Condition | 01 | NONE 100 |
| Heating Type | 01 | NONE 100 |
| Plumbing | | 0 100 |
| Frame | 05 | STEEL 100 |
| Story Height | | 12 100 |
| RMS | | 2 100 |
| Stories | 1. | 1. 100 |
| Class | 00 | . 100 |
| Units | | 0 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 03 | Quality Level 03 |

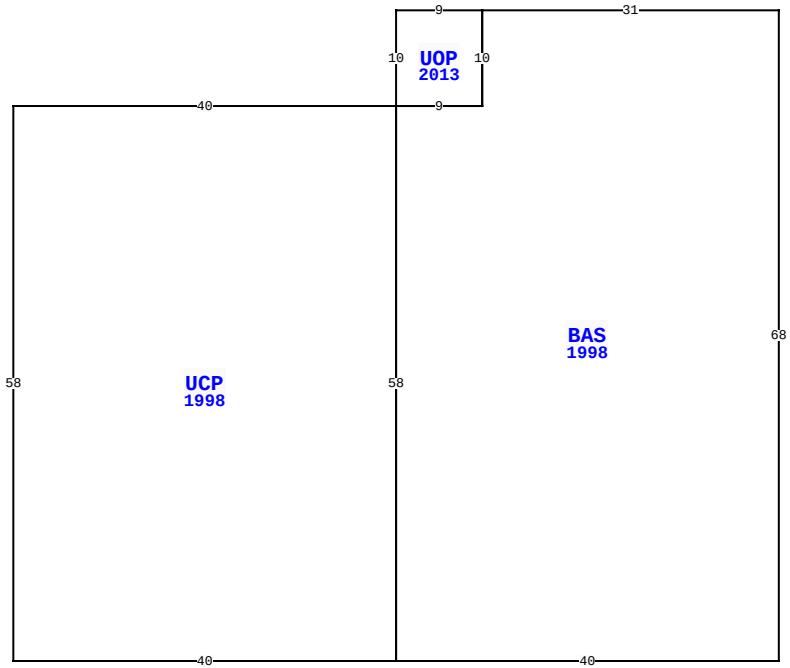
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4005.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 2,630 | 100 | 2,630 | 51,632 |
| UCP | 2,320 | 40 | 928 | 18,218 |
| UOP | 90 | 30 | 27 | 530 |
| TOTALS | 5,040 | | 3,585 | 70,381 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 4803 | 06 | 3,585 | 68.8896 | 32.72 | 117,301 | 1994 | 1994 | 0 | 0 | 0 | 40.00 | 60.00 |

2 STOR WAREH – 0% - 0 Heated Area: 2630 HX Base Yr




95639 CLEMENTS 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 | 122,261 |
| TOTAL MARKET OB/XF VALUE | 3,605 |
| TOTAL LAND VALUE - MARKET | 237,750 |
| TOTAL MARKET VALUE | 363,616 |
| SOH/AGL Deduction | 139,436 |
| ASSESSED VALUE | 224,180 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 224,180 |
| TOTAL JUST VALUE | 363,616 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 252,036 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1955/0244 | 12/23/2014 | TD | U | I | 11 | 100 |
| GRANTOR: FREEMAN BENJAMIN T TR | | | | | | |
| GRANTEE: FREEMAN GEORGE W | | | | | | |
| 1487/0482 | 3/22/2007 | QC | U | I | 01 | 100 |
| GRANTOR: FREEMAN BENJAMIN T | | | | | | |
| GRANTEE: FREEMAN BENJAMIN T | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=1998] W31 UOP=[YR=2013] W9 S10 UCP=[YR=1998] W40 S58 E40 N58$ E9 N10 $ S10 W9 S58 E40 N68$.

## 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

REVIEW DATE 12/18/2018 BY KWX Total Acres: 3.17 Total Land Value: 237,750 Market: 0 Agricultural: 0 Common: 237,750 PRINTED 08/02/2023 BY SYS

PT WM BERRIE GRANT IN
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**2023**

**40-2N-28-0000-0061-0060**

## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 26 | AL SIDING 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 01 | MINIMUM 100 |
| Interior Wall | 04 | PLYWOOD 100 |
| Interior Floo | 13 | LVT/LAMNT 100 |
| Air Condition | 02 | WINDOW 100 |
| Heating Type | 03 | FORCED AIR 100 |
| Bedrooms | | 2 100 |
| Bathrooms | | 2 100 |
| Frame | | N/A 100 |
| Stories | 0 | 0 100 |
| Units | | 0 100 |
| Quality | 03 | Quality Level 03 |

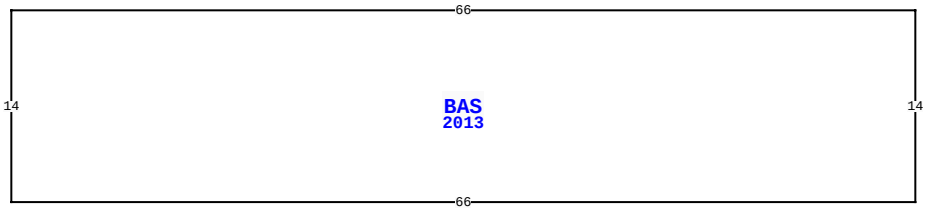
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4005.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 924 | 100 | 924 | 17,658 |
| TOTALS | 924 | | 924 | 17,658 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0830 | 02 | 924 | 98.0000 | 63.70 | 58,859 | 1982 | 1982 | 0 | 0 | 0 | 70.00 | 30.00 |

3 MH 93NO RP – 0% - 0 Heated Area: 924 HX Base Yr




95639 CLEMENTS RD, FERNANDINA BEACH

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

## NASSAU COUNTY PROPERTY

PAGE 3 of 3 4

### VALUATION SUMMARY

| | |
|---|---|
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| TOTAL LAND VALUE - MARKET | 237,750 |
| TOTAL MARKET VALUE | 363,616 |
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| ASSESSED VALUE | 224,180 |
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| BASE TAXABLE VALUE | 224,180 |
| TOTAL JUST VALUE | 363,616 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 252,036 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

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| GRANTOR: FREEMAN BENJAMIN T TR | | | | | | |
| GRANTEE: FREEMAN GEORGE W | | | | | | |
| 1487/0482 | 3/22/2007 | QC | U | I | 01 | 100 |
| GRANTOR: FREEMAN BENJAMIN T | | | | | | |
| GRANTEE: FREEMAN BENJAMIN T | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2013] W66 S14 E66 N14$.

## EXTRA FEATURES

| L N | 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

| L N | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | D T | DPTH FACT | % COND | TOT ADJ | UNIT PRICE | ADJ UNIT PRICE | LAND VALUE | OTHER ADJUSTMENTS AND NOTES | YEAR | DENSITY | DECL | FRZ | YR | CONSRV |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

REVIEW DATE 12/18/2018 BY KWX Total Acres: 3.17 Total Land Value: 237,750 Market: 0 Agricultural: 0 Common: 237,750 PRINTED 08/02/2023 BY SYS