IN OR 539/164 & OR 592/961
PARCELS 61-7 & 61-2

FREEMAN CARL T
96257 AUDUBON AV
FERNANDINA BEACH, FL 32034

2023

40-2N-28-0000-0061-0070

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	01	NONE 100
Heating Type	04	AIR DUCTED 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	04	Quality Level 04

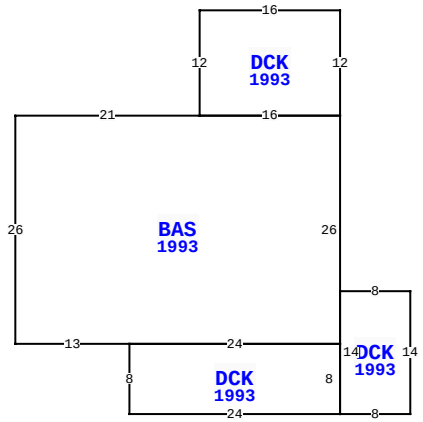
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4005.00

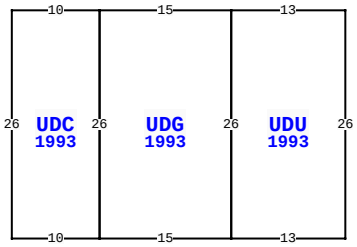
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	962	100	962	77,618
DCK	112	10	11	887
DCK	192	10	19	1,533
DCK	192	10	19	1,533
UDC	260	25	65	5,245
UDG	390	55	214	17,267
UDU	338	55	186	15,007
TOTALS	2,446		1,476	119,090

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,476	112.4550	101.49	149,799	1981	1981	0	0	0	20.50	79.50

1 SINGLE FAM – 100% - 0 Heated Area: 962 HX Base Yr





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

96257 AUDUBON AVE, FERNANDINA BEACH

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		119,090
TOTAL MARKET OB/XF VALUE		19,398
TOTAL LAND VALUE - MARKET		375,750
TOTAL MARKET VALUE		514,238
SOH/AGL Deduction		333,646
ASSESSED VALUE		180,592
TOTAL EXEMPTION VALUE	HX HB WR	55,000
BASE TAXABLE VALUE		125,592
TOTAL JUST VALUE		514,238
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		363,796

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1707711	CARPORT	33,825	08/25/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0539/0164	3/21/1988	WD	Q	I		76,000

GRANTOR: KITTRELL RANDALL
GRANTEE: FREEMAN CARL T

BUILDING NOTES

BUILDING DIMENSIONS

DCK=[YR=1993] W16 S12 BAS=[YR=1993] W21 S26 E13 DCK=[YR=1993] S8 E24 DCK=[YR=1993] E8 N14 W8 S14$ N8 W24 $ E24 N26 W16 $ E16 N12 $ PTR= E28 UDC=[YR=1993] E10 UDG=[YR=1993] E15 UDU=[YR=1993] E13 S26 W13 N26 $ S26 W15 N26 $ S26 W10 N26 $ W28 $.

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	0803	ASPHALT C	0	100	0	0	1,419.00	SF	2.00	2.00	100	1985	1985	3	50	1,419	
2	0825	BRICK	0	100	37	3	111.00	SF	12.50	12.50	100	1985	1985	3	82	1,138	
3	0810	CONCRETE A	0	100	11	2	22.00	SF	6.50	6.50	100	1985	1985	3	49.5	71	
4	0810	CONCRETE A	0	100	0	0	245.00	SF	6.50	6.50	100	1985	1985	3	49.5	788	
5	0351	CARPORT MT	0	100	50	30	1,500.00	SF	11.50	11.50	100	2018	2018	3	86	14,835	
6	0810	CONCRETE A	0	100	30	6	180.00	SF	6.50	6.50	100	2018	2018	3	98	1,147	

LAND DESCRIPTION

TOTAL OB/XF 19,398

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	100		OR	0.00	0.00	3.34	AC		1.00	1.00	1.00	75,000.00	75,000.00	250,500							
2	000115	C	SFR ACRES	100			0.00	0.00	1.67	AC		1.00	1.00	1.00	75,000.00	75,000.00	125,250							

REVIEW DATE 12/18/2018 BY KW Total Acres: 5.01 Total Land Value: 375,750 Market: 0 Agricultural: 0 Common: 375,750 PRINTED 08/02/2023 BY SYS