IN OR 1942/38
EX 8-6 & 8-12

CRIPE LELAND L & SARAH S L/E/
95472 CLEMENTS RD
FERNANDINA BEACH, FL 32034

2023

41-2N-28-0000-0008-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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

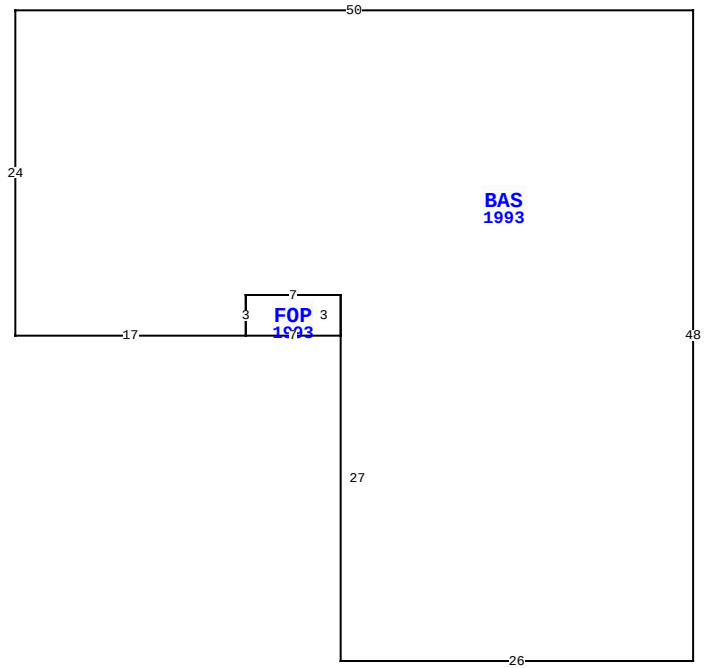
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4005.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,803	100	1,803	143,585
FOP	21	30	6	478
TOTALS	1,824		1,809	144,063

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,809	106.0000	95.66	173,049	1984	1984	0	0	0	16.75	83.25

1 SINGLE FAM – 100% - 0 Heated Area: 1803 HX Base Yr



95472 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		144,063
TOTAL MARKET OB/XF VALUE		14,109
TOTAL LAND VALUE - MARKET		72,000
TOTAL MARKET VALUE		230,172
SOH/AGL Deduction		104,089
ASSESSED VALUE		126,083
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		76,083
TOTAL JUST VALUE		230,172
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		175,862

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1531453	18X40CPT	16,070	11/01/2015
E23929	ELEC OTHER	0	10/01/2011

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1942/0038	10/01/2014	WD	U	I	11	100
GRANTOR: CRIPE LELAND LATHAIR						
GRANTEE: CRIPE FAMILY REVOCA						
0323/0107	10/01/1980	WD	Q	V		7,500
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W50 S24 E17 FOP=[YR=1993] E7 N3 W7 S3$ N3 E7 S27 E26 N48$.

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	1242	WD DECK A	0	100	10	10	100.00	SF	10.00	10.00	100	1988	1988	3	20	200	
4	0940	SHEDS/PORT	0	100	10	20	200.00	SF	30.00	30.00	100	1990	1990	3	20	1,200	
5	0940	SHEDS/PORT	0	100	12	16	192.00	SF	30.00	30.00	100	1990	1990	3	20	1,152	
7	0510	GARAGE WD-	0	100	22	42	924.00	SF	29.75	29.75	100	1997	1997	3	26	7,147	
8	0351	CARPORT MT	0	100	30	12	360.00	SF	10.00	10.00	100	1997	1997	3	20	720	
9	0810	CONCRETE A	0	100	0	0	112.00	SF	6.50	6.50	100	1997	1997	3	75	546	
10	0351	CARPORT MT	0	100	40	18	720.00	SF	5.90	5.90	100	2015	2015	3	74	3,144	

LAND DESCRIPTION

TOTAL OB/XF 14,109

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	100		OR	0.00	0.00	0.96	AC		1.00	1.00	1.00	75,000.00	75,000.00	72,000							

REVIEW DATE 01/06/2016 BY KW Total Acres: 0.96 Total Land Value: 72,000 Market: 0 Agricultural: 0 Common: 72,000 PRINTED 08/02/2023 BY SYS