



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY															
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1															
Exterior Wall	05	AVERAGE 100	0100	01	2,064	99.9600	90.21	186,193	1986	1986	0	0	0	16.25	83.75	VALUATION SUMMARY														
Roof Structur	03	GABLE/HIP 100	1 SINGLE FAM - 100% - 0													Heated Area: 1560														
Roof Cover	12	MODULAR MT 100														HX Base Yr														
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		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	224	100	224	16,923																										
BAS	1,336	100	1,336	100,936																										
FOP	96	30	29	2,191																										
UDG	864	55	475	35,887																										
TOTALS			2,520	2,064	155,937																									
EXTRA FEATURES			95444 CLEMENTS RD, FERNANDINA BEACH																											
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													
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1986	1986	3	62	2,170														
2	0810	CONCRETE A	0	100	16	16	256.00	SF	6.50	6.50	100	1986	1986	3	52	865														
3	0811	CONCRETE B	0	100	36	24	864.00	SF	5.20	5.20	100	1986	1986	3	52	2,336														
4	1242	WD DECK A	0	100	8	9	72.00	SF	10.00	10.00	100	1990	1990	3	20	144														
5	0510	GARAGE WD-	0	100	24	24	576.00	SF	35.00	35.00	100	1998	1998	3	27	5,443														
6	0810	CONCRETE A	0	100	0	0	228.00	SF	6.50	6.50	100	1998	1998	3	77	1,141														
7	0351	CARPORT MT	0	100	50	18	900.00	SF	5.90	5.90	100	2015	2015	3	74	3,929														
TOTAL OB/XF 16,028																														
LAND DESCRIPTION																														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	0.97	AC		1.00	1.00	1.00	75,000.00	75,000.00	72,750													
REVIEW DATE 01/06/2016 BY KW Total Acres: 0.97 Total Land Value: 72,750 Market: 0 Agricultural: 0 Common: 72,750 PRINTED 08/02/2023 BY SYS																														

VALUATION BY

STANDARD

Tax Group: 4

Tax Dist:

BUILDING MARKET VALUE

155,937

TOTAL MARKET OB/XF VALUE

16,028

TOTAL LAND VALUE - MARKET

72,750

TOTAL MARKET VALUE

244,715

SOH/AGL Deduction

107,351

ASSESSED VALUE

137,364

TOTAL EXEMPTION VALUE

HX HB

50,000

BASE TAXABLE VALUE

87,364

TOTAL JUST VALUE

244,715

NCON VALUE

0

INCOME VALUE

PREVIOUS YEAR MKT VALUE

187,098

PERMIT NUM

DESCRIPTION

AMT

ISSUED

B1531452

18X50CPT

20,088

11/01/2015

SALES DATA

OFF RECORD Number

DATE

TYPE INST

Q U

V I

RSN CD

SALE PRICE

0319/0031

8/01/1980

WD Q V

3,500

GRANTOR:

GRANTEE:

0310/0547

2/01/1980

WD Q V

2,500

GRANTOR:

GRANTEE:

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W46 S20 BAS=[YR=1993] S16 E14 FOP=[YR=1993] E16 N6 W16 S6\$ N16 W14 \$ E14 S10 E16 S6 E16 N36\$ PTR= E15 UDG=[YR=1993] E36 S24 W36 N24\$ W15\$.