IN OR 1945/732
PARCELS 8-10 & 8-11

HOFFMAN TROY A
95386 CLEMENTS RD
FERNANDINA BEACH, FL 32034

2023

41-2N-28-0000-0008-0100

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 60
Interior Floo	07	CORK/VTILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

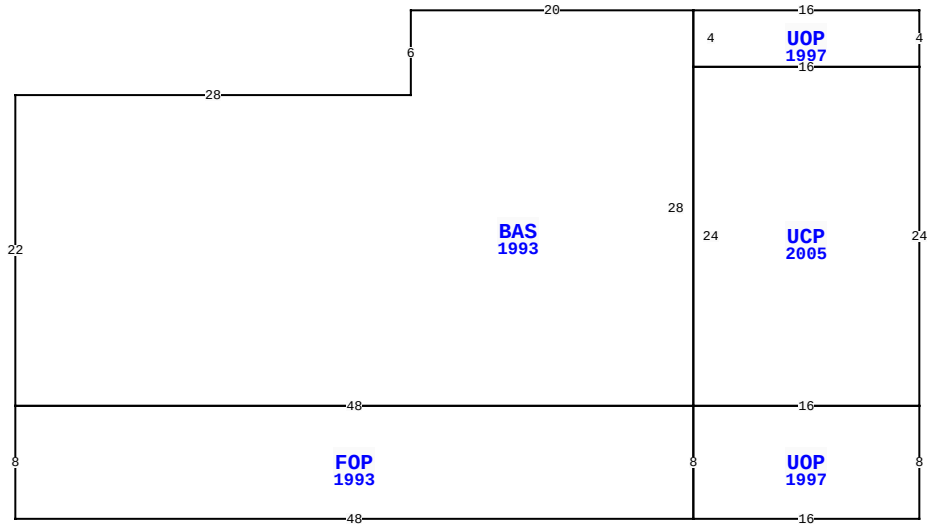
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4005.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,176	100	1,176	90,760
FOP	384	30	115	8,875
UCP	384	20	77	5,942
UOP	64	20	13	1,003
UOP	128	20	26	2,006
TOTALS	2,136		1,407	108,588

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,407	119.6000	107.94	151,872	1960	1965	0	0	0	28.50	71.50

1 SINGLE FAM – 100% - 2015 Heated Area: 1176 HX Base Yr 2015



95386 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		108,588
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		64,350
TOTAL MARKET VALUE		172,938
SOH/AGL Deduction		75,004
ASSESSED VALUE		97,934
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		47,934
TOTAL JUST VALUE		172,938
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		133,704

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1945/0732	10/30/2014	WD	Q	I	02	79,000
GRANTOR: DENNARD WILLIAM IRVIN						
GRANTEE: HOFFMAN TROY A						
1945/0730	10/30/2014	WD	U	I	11	100
GRANTOR: DENNARD WILLIAM IRVIN						
GRANTEE: DENNARD WILLIAM IRV						

BUILDING NOTES

BUILDING DIMENSIONS

UOP=[YR=1997] W16BAS=[YR=1993] W20S6W28S22 FOP=[YR=1993] S8E48N8W48$E48UOP=[YR=1997] S8E16N8W16$UCP=[YR=2005] E16N24W16 S24$N28$S4E16N4$.

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
1	000100	C	SFR	100		OR	0.00	0.00	0.66	AC		1.00	1.00	1.30	75,000.00	97,500.00	64,350							

REVIEW DATE 10/25/2018 BY KBA Total Acres: 0.66 Total Land Value: 64,350 Market: 0 Agricultural: 0 Common: 64,350 PRINTED 08/02/2023 BY SYS