

BLOCK 2 LOT 7
IN OR 747 PG 1942
SPRING HILL SUB UNIT 2 PB 5/35

SMITH TERESA
95496 CLEARWATER ROAD
FERNANDINA BEACH, FL 32034

2023

45-2N-28-550B-0002-0070



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	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4004.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,052	100	1,052	106,602
FOP	68	30	20	2,026
TOTALS	1,120		1,072	108,628

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
3	0810	CONCRETE A	0 100	0	0	468.00	SF	6.50	6.50	100	1995	1995	3 72

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
1	000100	C	SFR	100		OR	0.00	0.00	1.00	LT		1.00	1.00

REVIEW DATE 07/08/2020 BY KWA

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0100	01	1,072	129.4260	116.81	125,220	1995	1995	0	0	0	13.25	86.75	
1 SINGLE FAM - 100% - 1996 Heated Area: 1052 HX Base Yr 1996													
24 40 28 17 4 23 BAS 1995 FOP 1995													
95496 CLEARWATER RD, FERNANDINA BEACH													
BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE 05/26/2023 MLU													

TOTAL OB/XF													
2,190													

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2,190													

Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1 4
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		108,628	
TOTAL MARKET OB/XF VALUE		2,190	
TOTAL LAND VALUE - MARKET		85,000	
TOTAL MARKET VALUE		195,818	
SOH/AGL Deduction		116,006	
ASSESSED VALUE		79,812	
TOTAL EXEMPTION VALUE		60,000	
BASE TAXABLE VALUE		19,812	
TOTAL JUST VALUE		195,818	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		141,731	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
4856	ADDITION	2,261	05/02/1988

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
0747/1942	1/05/1996	WD	U	I	03	20,800	
GRANTOR: NASSAU HABITAT FOR HU							
GRANTEE: SMITH TERESA & HUGH							
0725/0845	3/13/1995	QC	U	I	06	100	
GRANTOR: SMITH HUGH & TERESA J							
GRANTEE: NASSAU HABITAT FOR							

BUILDING NOTES													
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BUILDING DIMENSIONS													
BAS=[YR=1995] W40 S24 FOP=[YR=1995] S4 E17 N4 W17\$ E17 S4 E23 N28\$.													

OTHER ADJUSTMENTS AND NOTES													

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