IN DB 228 PG 20
IN OR 9 PG 240 L/E OR 739/959
EX 4-1

FREEMAN RICHARD H
P O BOX 3
FERNANDINA BEACH, FL 32035-0003

2023

45-3N-28-0000-0004-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0700	MISC RESIDENTIAL	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4031.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS				

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

BLACKROCK RD, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	5,040
TOTAL LAND VALUE - MARKET	137,714
TOTAL MARKET VALUE	142,754
SOH/AGL Deduction	61,047
ASSESSED VALUE	81,707
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	81,707
TOTAL JUST VALUE	142,754
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	139,400

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0739/0959	9/19/1995	WD	U	I	18	100

GRANTOR: FREEMAN DEL MARIE
GRANTEE: FREEMAN DEL MARIE L

BUILDING NOTES

BUILDING DIMENSIONS

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	0510	GARAGE WD-	0	0	0	0	720.00	SF	35.00	35.00	100	1980	1980	3	20	5,040	

LAND DESCRIPTION

TOTAL OB/XF 5,040

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	000716	C	MISC RES MAR	0		RS-1	185.00	400.00	1.36	AC		1.00	1.00	0.75	135,000.00	101,250.00	137,700							
2	009500	C	SUBMERGED	0			0.00	0.00	0.57	AC		1.00	1.00	1.00	25.00	25.00	14							

REVIEW DATE 03/26/2020 BY KWX Total Acres: 1.93 Total Land Value: 137,714 Market: 0 Agricultural: 0 Common: 137,714 PRINTED 08/02/2023 BY SYS