BLOCK 149 S 70FT OF LOT 4
IN OR 1955/242
CITY OF FDNA BEACH

FREEMAN FAMILY HOLDINGS LLC
95243 CLEMENTS RD
FERNANDINA BEACH, FL 32034

2024

00-00-31-1800-0149-0041

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1001.00		

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

S 6TH ST, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/30/2024 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	280,000
TOTAL MARKET VALUE	280,000
SOH/AGL Deduction	238,737
ASSESSED VALUE	41,263
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	41,263
TOTAL JUST VALUE	280,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	245,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1955/0242	12/23/2014	TD	U	I	11	100
GRANTOR: FREEMAN BENJAMIN T TR						
GRANTEE: FREEMAN FAMILY HOLD						
1894/0819	12/12/2013	PR	U	V	19	100
GRANTOR: FREEMAN BENJAMIN T ES						
GRANTEE: FREEMAN BENJAMIN T						

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	000000	C	VAC RES	0	0006	R-2	70.00	100.00	70.00	FF		1.00	1.00	1.00	4,000.00	4,000.00	280,000							

REVIEW DATE 04/30/2024 BY MLU Total Acres: 0.00 Total Land Value: 280,000 Market: 0 Agricultural: 0 Common: 280,000 PRINTED 08/06/2024 BY SYS