

PT GOVT LOTS 1 & 2 OF
SEC 25-2N-28E IN OR 737/1200
BEING PARCEL 2

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

2024

25-2N-28-0000-0001-0020



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 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		4 100
Bathrooms		2 100
Frame	03	MASONRY 100
Stories		1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100

Quality	05	Quality Level 05
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4031.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,516	100	2,516	198,699
FOP	140	30	42	3,317
UGR	528	45	238	18,796

TOTALS	3,184		2,796	220,812
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	1242	WD DECK A	0	0	17	8	136.00	SF	10.00
2	1242	WD DECK A	0	0	17	8	136.00	SF	10.00
3	0810	CONCRETE A	0	0	24	4	96.00	SF	6.50
4	0810	CONCRETE A	0	0	20	23	460.00	SF	6.50
5	0810	CONCRETE A	0	0	52	5	260.00	SF	6.50
6	0100	BAR-B-Q	0	0	0	0	1.00	UT	100.00
7	0370	CHICKEN HS	0	0	500	36	18,000.00	SF	0.40
8	0810	CONCRETE A	0	0	6	6	36.00	SF	6.50
9	0530	STBL WD	0	0	500	40	20,000.00	SF	4.50
10	0810	CONCRETE A	0	0	18	8	144.00	SF	6.50

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	005000	C	RURAL HOME	0		OR	0.00	0.00	1.00
2	005600	A	TIMBER 3 SI	0		OR	0.00	0.00	16.43
3	006000	A	PAST1/HAY	0		OR	0.00	0.00	2.00
4	005902	A	HARDWOOD SI	0		OR	0.00	0.00	5.00
5	005970	A	AGRI-POND	0		OR	0.00	0.00	2.00
6	009910	M	MKT. VAL. AG	0		OR	0.00	0.00	25.43

REVIEW DATE	03/13/2020	BY	KW
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MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0100	01	2,796	101.3760	96.31	269,283	1987	1987	0	0	0	18.00	82.00	
1 SINGLE FAM - 0% - 0 Heated Area: 2516 HX Base Yr													
BAS 1993													
UGR 1993													
FOP 1993													

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/20/2023
INC DATE		AG DATE	MLU

TOTAL OB/XF													
23,256													
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL
1	1242	WD DECK A	0	0	17	8	136.00	SF	10.00	10.00	100	1986	1986
2	1242	WD DECK A	0	0	17	8	136.00	SF	10.00	10.00	100	1986	1986
3	0810	CONCRETE A	0	0	24	4	96.00	SF	6.50	6.50	100	1986	1986
4	0810	CONCRETE A	0	0	20	23	460.00	SF	6.50	6.50	100	1986	1986
5	0810	CONCRETE A	0	0	52	5	260.00	SF	6.50	6.50	100	1986	1986
6	0100	BAR-B-Q	0	0	0	0	1.00	UT	100.00	100.00	100	1965	1965
7	0370	CHICKEN HS	0	0	500	36	18,000.00	SF	0.40	0.40	100	1981	1981
8	0810	CONCRETE A	0	0	6	6	36.00	SF	6.50	6.50	100	1986	1986
9	0530	STBL WD	0	0	500	40	20,000.00	SF	4.50	4.50	100	1988	1988
10	0810	CONCRETE A	0	0	18	8	144.00	SF	6.50	6.50	100	1988	1988

TOTAL OB/XF													
23,256													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND
1	005000	C	RURAL HOME	0		OR	0.00	0.00	1.00	AC		1.00	1.00
2	005600	A	TIMBER 3 SI	0		OR	0.00	0.00	16.43	AC		1.00	1.00
3	006000	A	PAST1/HAY	0		OR	0.00	0.00	2.00	AC		1.00	1.00
4	005902	A	HARDWOOD SI	0		OR	0.00	0.00	5.00	AC		1.00	1.00
5	005970	A	AGRI-POND	0		OR	0.00	0.00	2.00	AC		1.00	1.00
6	009910	M	MKT. VAL. AG	0		OR	0.00	0.00	25.43	AC		1.00	1.00

Total Acres:	26.43	Total Land Value:	88,648	Market:	457,740	Agricultural:	8,648
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NASSAU COUNTY PROPERTY									
VALUATION SUMMARY									
PAGE 1 of 2 4									
VALUATION BY					STANDARD				
Tax Group: 4					Tax Dist:				
BUILDING MARKET VALUE					220,812				
TOTAL MARKET OB/XF VALUE					31,765				
TOTAL LAND VALUE - MARKET					537,740				
TOTAL MARKET VALUE					341,225				
SOH/AGL Deduction					58,401				
ASSESSED VALUE					282,824				
TOTAL EXEMPTION VALUE					0				
BASE TAXABLE VALUE					282,824				
TOTAL JUST VALUE					790,317				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					781,025				

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
0737/1200	8/25/1995	WD	U	I	07	100			
GRANTOR: FREEMAN DEL MARIE (WI									
GRANTEE: FREEMAN RICHARD H (									
0734/0643	7/20/1995	WD	U	I	06	100			
GRANTOR: FREEMAN DEL MARIE									
GRANTEE: FREEMAN DEL MARIE L									

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS=[YR=1993] W84 S14 UGR=[YR=1993] S22 E24 FOP=[YR=1993] E28 N5 W28 S5 \$ N22 W24 \$ E24 S17 E28 S10 E32 N41 \$.									

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[illegible]