

LOTS 5,6,7 & 8 IN OR 1955/255
BEING PT OF PARCEL 2 (EX R/W'S
IN OR 332/613,OR 366/668 &

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

2024

30-3N-24-2020-0005-0000



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																																																													
ELEMENT	CD	CONSTRUCTION			TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1 4																																																											
															VALUATION BY STANDARD																																																													
					Tax Group: 4										Tax Dist:																																																													
					BUILDING MARKET VALUE										0																																																													
					TOTAL MARKET OB/XF VALUE										0																																																													
					TOTAL LAND VALUE - MARKET										207,900																																																													
					TOTAL MARKET VALUE										10,578																																																													
					SOH/AGL Deduction										0																																																													
					ASSESSED VALUE										10,578																																																													
					TOTAL EXEMPTION VALUE										0																																																													
					BASE TAXABLE VALUE										10,578																																																													
DOR CODE					5601					TIMBER 2-3 SI 70-79																																																																		
MAP NUM										MKT AREA					09																																																													
NEIGHBORHOOD/LOC					9001.00																																																																							
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																																																																								
TOTALS																																																																												
EXTRA FEATURES					DEMPSEY CONNER, HILLIARD										BLD DATE					LGL DATE																																																								
															XF DATE					LAND DATE																																																								
															INC DATE					AG DATE																																																								
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	08/11/2021 MF																																																												
																	BUILDING NOTES																																																											
																	BUILDING DIMENSIONS																																																											
LAND DESCRIPTION																																																																												
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	005600	A	TIMBER 3 SI	0		OR	0.00	0.00	5.00	AC		1.00	1.00	1.00	415.00	415.00	2,075																																																											
2	005901	A	HARDWOOD SI	0		OR	0.00	0.00	15.00	AC		1.00	1.00	1.00	225.00	225.00	3,375																																																											
3	005601	A	TIMB2-3 SI	0		OR	0.00	0.00	14.65	AC		1.00	1.00	1.00	350.00	350.00	5,128																																																											
4	009910	M	MKT. VAL. AG	0		OR	0.00	0.00	34.65	AC		1.00	1.00	1.00	6,000.00	6,000.00	207,900																																																											
REVIEW DATE 07/10/2020 BY TWA																	Total Acres: 34.65										Total Land Value: 10,578										Market: 207,900										Agricultural: 10,578										Common: 0										PRINTED 08/06/2024 BY SYS									