



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories		2. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100

Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4005.00		

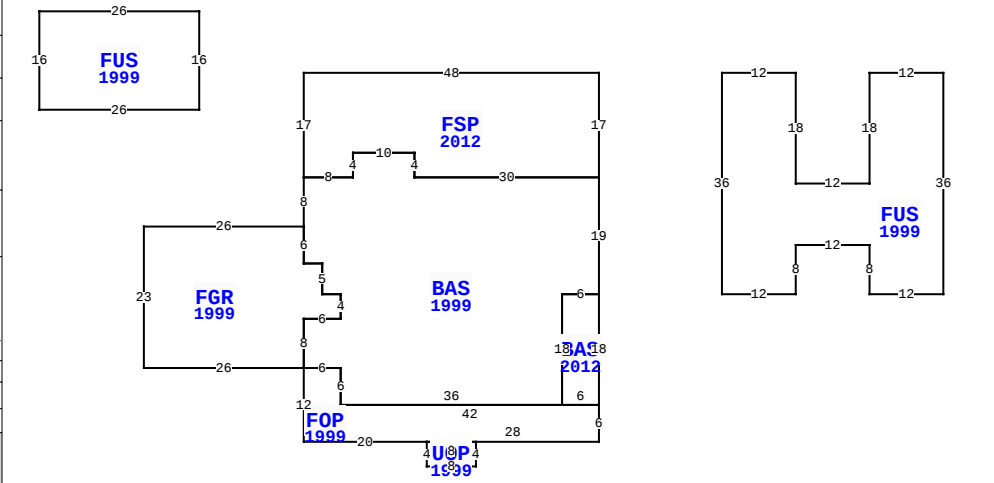
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,633	100	1,633	195,983
BAS	108	100	108	12,962
FGR	637	55	350	42,005
FOP	324	30	97	11,641
FSP	776	40	310	37,204
FUS	416	100	416	49,926
FUS	984	100	984	118,093
UOP	32	20	6	720

TOTALS	4,910		3,904	468,534
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	OB/XF MKT VALUE	NOTES
1	0810	CONCRETE A	0 100	22	25	550.00	SF	6.50	6.50	100	1990	1990	3	59.5	2,127	
2	0500	FP-PRE FAB	0 100	0	0	2.00	UT	3,500.00	3,500.00	100	1999	1999	3	83	5,810	
3	0812	CONCRETE C	0 100	0	0	2,865.00	SF	4.00	4.00	100	2002	2002	3	82	9,397	
4	0812	CONCRETE C	0 100	0	0	568.00	SF	4.00	4.00	100	2002	2002	3	82	1,863	
5	0855	CONC PAVER	0 100	0	0	881.00	SF	5.00	5.00	100	2002	2002	3	82	3,612	
6	0351	CARPORT MT	0 100	24	20	480.00	SF	10.00	10.00	100	2006	2006	3	27	1,296	
7	0463	FENCE GATE	0 100	0	0	2.00	UT	1,200.00	1,200.00	100	2006	2006	3	69	1,656	
8	1127	BRICK 8"	0 100	0	0	136.00	SF	11.00	11.00	100	2006	2006	3	96	1,436	
9	0473	VF 3 RAIL	0 100	0	0	312.00	LF	7.50	7.50	100	2012	2012	3	83	1,942	

LAND DESCRIPTION			TOTAL OB/XF 29,139													
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	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE
1	000115	C	SFR ACRES	100		OR	0.00	0.00	3.46	AC		1.00	1.00	1.00	75,000.00	75,000.00

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,904	106.9740	133.72	522,043	1999	2002	0	0	0	10.25	89.75
1 SNGL FAM - 100% - 2022					Heated Area: 3141				HX Base Yr 2022			



BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/30/2023
INC DATE		AG DATE	MLU

95243 CLEMENTS RD, FERNANDINA BEACH

NASSAU COUNTY PROPERTY		PAGE 1 of 2	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		498, 713	
TOTAL MARKET OB/XF VALUE		29, 139	
TOTAL LAND VALUE - MARKET		259, 500	
TOTAL MARKET VALUE		787, 352	
SOH/AGL Deduction		592, 484	
ASSESSED VALUE		194, 868	
TOTAL EXEMPTION VALUE		HX HB	50, 000
BASE TAXABLE VALUE		144, 868	
TOTAL JUST VALUE		787, 352	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		767, 366	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2109362	(14) WINDOWS	20,000	08/01/2021
9905924	NEW CONSTR	116,470	04/01/1999
E973553	NEW CONSTR	0	04/01/1997
973689	XFOB	35,000	01/01/1997
8375	MH MOVE-ON	26,000	11/19/1990

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2711/1616	4/25/2024	QC U	I	11	
GRANTOR: ADAMS SARAH F & J GAR					
GRANTEE: ADAMS ETHAN W					
2437/1487	2/26/2021	WD U	I	37	
GRANTOR: BURKETT JOHN FERRELL					
GRANTEE: ADAMS SARAH F & J G					

BUILDING NOTES															
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BUILDING DIMENSIONS
FSP=[YR=2012] W48 S17 BAS=[YR=1999] S8 FGR=[YR=1999] W26
S23 E26 FOP=[YR=1999] S12 E20 UOP=[YR=1999] S4 E8 N4 W8 \$
E28 N6 BAS=[YR=2012] N18 W6 S18 E6\$ W42 N6 W6 \$ N8 E6 N4 W3
N5 W3 N6 \$ S6 E3 S5 E3 S4 W6 S8 E6 S6 E36 N18 E6 N19 W30 N4
W10 S4 W8\$ E8 N4 E10 S4 E30 N17\$ PTR= E20 FUS=[YR=1999] E12
S18 E12 N18 E12 S36 W12 N8 W12S8 W12 N36 \$ W20 \$ PTR= N10 W65
FUS=[YR=1999] W26 S16 E26 N16 \$ E65 S10\$.

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