PT D FERNANDEZ GRANT
SEC 38-2N-28E IN OR 2194/884

BYRD CHARLES R & DONNA M
P O BOX 16000
FERNANDINA BEACH, FL 32035

2024

38-2N-28-0000-0003-0080

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05

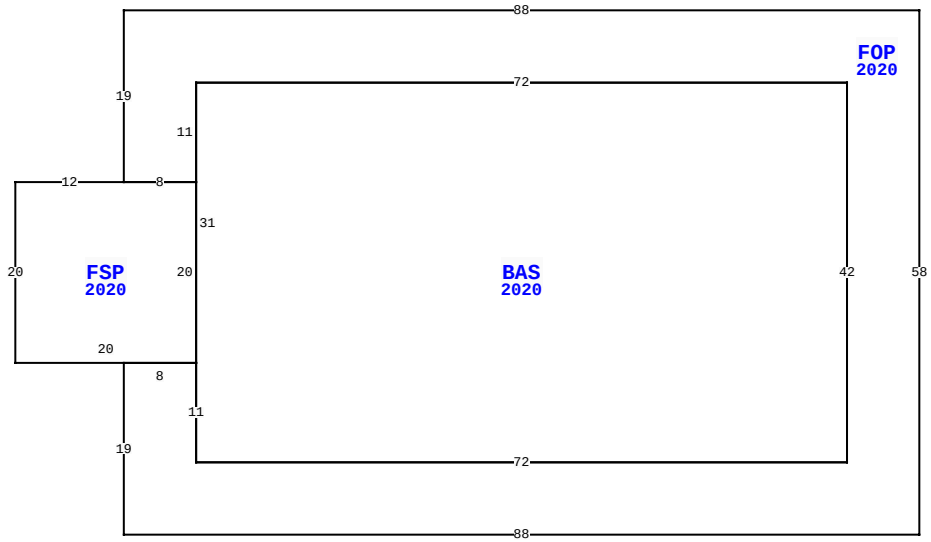
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4005.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,024	100	3,024	444,573
FOP	1,920	30	576	84,681
FSP	400	40	160	23,522
TOTALS	5,344		3,760	552,776

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,760	118.8000	148.50	558,360	2020	2020	0	0	0	1.00	99.00

1 SNGL FAM – 100% - 2021 Heated Area: 3024 HX Base Yr 2021



95008 CLEMENTS RD, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		610,149
TOTAL MARKET OB/XF VALUE		19,492
TOTAL LAND VALUE - MARKET		438,600
TOTAL MARKET VALUE		1,068,241
SOH/AGL Deduction		517,069
ASSESSED VALUE		551,172
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		501,172
TOTAL JUST VALUE		1,068,241
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,044,419

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C2002191	CO ISSUED	0	08/31/2020
B2002191	NEW CONSTR	444,525	03/11/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2194/0884	4/27/2018	WD	Q	I	01	200,000
GRANTOR: BLADEN RUSSELL A						
GRANTEE: BYRD CHARLES R & DO						
2185/1964	3/27/2018	QC	U	I	11	100
GRANTOR: NGUYEN MARY HUMBLE						
GRANTEE: BLADEN RUSSELL A						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2020] W88 S19 FSP=[YR=2020] W12 S20 E20
BAS=[YR=2020] S11 E72 N42 W72 S31$ N20 W8$ E8 N11 E72 S42 W72 N11 W8 S19 E88 N58$.

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	0681	POLE SHED	0	100	40	24	960.00	SF	15.00	15.00	100	2012	2012	3	68	9,792	
2	0600	SUMMER KIT	0	100	0	0	1.00	UT	5,000.00	5,000.00	100	2020	2020	3	90	4,500	
3	0303	FLT DOCK W	0	100	0	0	187.00	SF	29.90	29.90	100	2020	2020	3	93	5,200	

LAND DESCRIPTION

TOTAL OB/XF 19,492

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	000100	C	SFR	100		OR	0.00	0.00	7.31	AC		1.00	1.00	0.80	75,000.00	60,000.00	438,600							

REVIEW DATE 10/20/2020 BY KW Total Acres: 7.31 Total Land Value: 438,600 Market: 0 Agricultural: 0 Common: 438,600 PRINTED 08/06/2024 BY SYS

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FERNANDINA BEACH, FL 32035

2024

38-2N-28-0000-0003-0080

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

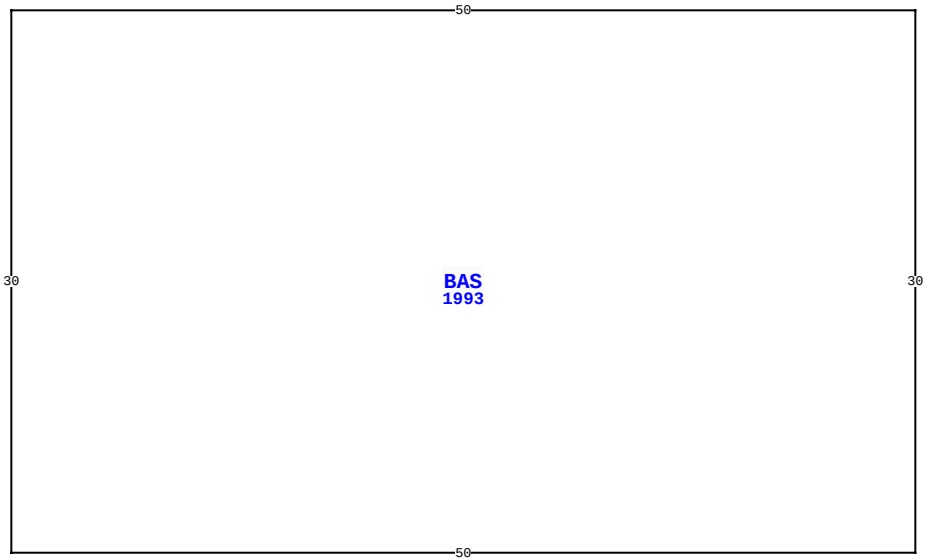
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4005.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,500	100	1,500	14,055
TOTALS	1,500		1,500	14,055

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	1,500	53.5500	18.74	28,110	1988	1988	0	0	0	50.00	50.00

2 GARAGE RES – 100% - 2021 Heated Area: 1500 HX Base Yr 2021



95008 CLEMENTS RD, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/30/2023 MLU
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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
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TOTAL MARKET OB/XF VALUE		19,492
TOTAL LAND VALUE - MARKET		438,600
TOTAL MARKET VALUE		1,068,241
SOH/AGL Deduction		517,069
ASSESSED VALUE		551,172
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		501,172
TOTAL JUST VALUE		1,068,241
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,044,419

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2194/0884	4/27/2018	WD	Q	I	01	200,000
GRANTOR: BLADEN RUSSELL A						
GRANTEE: BYRD CHARLES R & DO						
2185/1964	3/27/2018	QC	U	I	11	100
GRANTOR: NGUYEN MARY HUMBLE						
GRANTEE: BLADEN RUSSELL A						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W50 S30 E50 N30 $.

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

REVIEW DATE 10/20/2020 BY KW Total Acres: 7.31 Total Land Value: 438,600 Market: 0 Agricultural: 0 Common: 438,600 PRINTED 08/06/2024 BY SYS

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2024

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BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

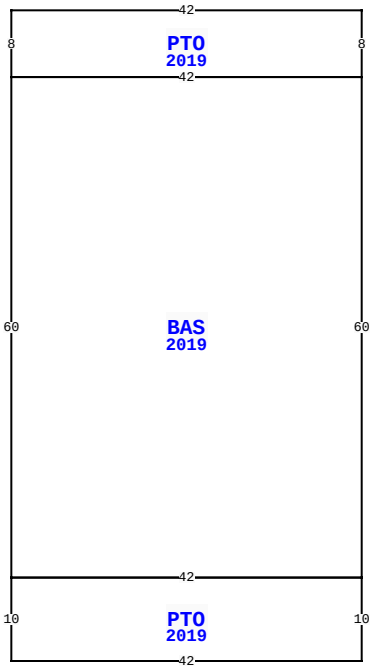
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4005.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,520	100	2,520	42,675
PTO	336	5	17	288
PTO	420	5	21	355
TOTALS	3,276		2,558	43,318

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	2,558	50.4000	17.64	45,123	2019	2019	0	0	0	4.00	96.00

3 GARAGE RES – 100% - 2021 Heated Area: 2520 HX Base Yr 2021



95008 CLEMENTS RD, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/30/2023 MLU
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NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

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TOTAL JUST VALUE		1,068,241
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,044,419

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

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GRANTOR: BLADEN RUSSELL A						
GRANTEE: BYRD CHARLES R & DO						
2185/1964	3/27/2018	QC	U	I	11	100
GRANTOR: NGUYEN MARY HUMBLE						
GRANTEE: BLADEN RUSSELL A						

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=2019] N8 W42 S8 E42$ BAS=[YR=2019] W42 S60
PTO=[YR=2019] S10 E42 N10 W42$ E42 N60$.

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

REVIEW DATE 10/20/2020 BY KW Total Acres: 7.31 Total Land Value: 438,600 Market: 0 Agricultural: 0 Common: 438,600 PRINTED 08/06/2024 BY SYS