

PT WM BERRIE GRANT IN
SEC 40-2N-28E RECD IN
OR 1955/244

FREEMAN GEORGE W
95769 CLEMENTS RD
FERNANDINA BEACH, FL 32034

2024

40-2N-28-0000-0061-0060



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		07	NONE 100	
Interior Floo		09	PINE WOOD 100	
Air Condition		02	WINDOW 100	
Heating Type		03	FORCED AIR 100	
Bedrooms			2 100	
Bathrooms			1 100	
Frame		02	WOOD FRAME 100	
Stories		1.	1. 100	
Units			0 100	
BUD8 Adjustme		04	DIST 01 100	
Occupancy		00	NONE 100	
Quality		03	Quality Level 03	
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	630	100	630	29,627
UCP	324	20	65	3,057
UOP	140	20	28	1,317
UST	96	45	43	2,022
TOTALS	1,190		766	36,023

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	UC	NORM	% COND
0100	01	766	82.5000	78.38	60,039	1950	1950	0	0	60	25.25	60.00

1 SINGLE FAM - 0% - 0

Heated Area: 630

HX Base Yr

8

27

12

12

8

27

35

18

18

23

12

14

10

10

14

UST
1993

UCP
1993

BAS
1993

UOP
2017

BLD DATE

XF DATE

LGL DATE

LAND DATE

05/30/2023

MLU

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