

PARCELS 8-1 & 8-4
IN OR 1886/548
FPL ESMT OR 310/541

DENNARD WILLIAM IRVIN
PO BOX 431
FERNANDINA BEACH, FL 32035

2024

41-2N-28-0000-0008-0010



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	2	100
Bathrooms	2	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	751	100	751	81,423
BAS	140	100	140	15,179
BAS	308	100	308	33,394
DCK	50	10	5	542
DCK	112	10	11	1,192
DCK	128	10	13	1,410
DCK	132	10	13	1,410
FOP	119	30	36	3,903
STP	32	10	3	326
TOTALS	1,772		1,280	138,776

EXTRA FEATURES		
L N	OB/XF CODE	DESCRIPTION
1	0940	SHEDS/PORT

LAND DESCRIPTION	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	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000115	C	SFR ACRES	100		OR	0.00	0.00	0.90	AC		1.00	1.00	1.00	75,000.00	75,000.00	67,500							

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,280	122.7200	116.58	149,222	1960	2008	0	0	0	93.00
1 SINGLE FAM - 100% - 2022											
Heated Area: 1199											
HX Base Yr 2022											
95432 CLEMENTS RD, FERNANDINA BEACH											
BLD DATE: 05/30/2023 MLU											
XF DATE:											
INC DATE:											
LGL DATE:											
LAND DATE:											
AG DATE:											
OB/XF MKT VALUE: 1,267											
NOTES:											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 2
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE	162,968		
TOTAL MARKET OB/XF VALUE	1,267		
TOTAL LAND VALUE - MARKET	67,500		
TOTAL MARKET VALUE	231,735		
SOH/AGL Deduction	27,019		
ASSESSED VALUE	204,716		
TOTAL EXEMPTION VALUE	50,000		
BASE TAXABLE VALUE	154,716		
TOTAL JUST VALUE	231,735		
NCON VALUE	114,841		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	114,751		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2108199	ADDITION/REMODEL	60,000	06/22/2021

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1886/0548	10/25/2013	QC	U	I	11
GRANTOR: DENNARD WILLIAM IRVIN					
GRANTEE: DENNARD WILLIAM IRV					
1331/1663	7/08/2005	WD	Q	I	
GRANTOR: CARTER THOMAS J & FLO					
GRANTEE: DENNARD WILLIAM I I					

BUILDING NOTES											
BAS=[YR=1993;ORIG=0,0] U0.1L2 U0.1L14.2 D0.2L17.10 D7.11L0 D14.1R0 E16 U0.1R15.1 D0.1R2.11 N22 \$											
BAS=[YR=2024;ORIG=0,22] E14 N22 W14 S22 \$											
FOP=[YR=2005;ORIG=-18,22] S8 U0.2R4.1 D0.1R7.9 D0.1R3.2 N8 W15 \$											
DCK=[YR=2024;ORIG=-16,-8] E14 S8 W14 N8 \$											
DCK=[YR=2024;ORIG=14,0] E6 S22 W6 N22 \$											
DCK=[YR=2024;ORIG=-34,22] E16 S8 W16 N8 \$											
BAS=[YR=2024;ORIG=-34,0] N2 W14 S10 E14 N8 \$											
DCK=[YR=2024;ORIG=-48,-2] W5 S10 E5 N10 \$											
STP=[YR=2024;ORIG=-14,30] E8 S4 W8 N4 \$											

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000115	C	SFR ACRES	100		OR	0.00	0.00	0.90	AC	

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Roof Cover	12	MODULAR MT 100		
Interior Wall	05	DRYWALL 100		
Interior Floor	13	LVT/LAMNT 100		
Air Condition	03	CENTRAL 100		
Heating Type	03	FORCED AIR 100		
Frame	02	WOOD FRAME 100		
Quality	02	Quality Level 02		
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	432	100	432	22,572
UOP	153	20	31	1,620
		</		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0150	01	463	104.5000	52.25	24,192	2023	2023	0	0	0	0.00100.00

2

ACCESORY U - 100% - 2024

Heated Area: 432

HX Base Yr 2022

12

36

12

9

17

10

9

17

BAS
2024

UOP
2024

BLD DATE

LGL DATE

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