

IN OR 1942/38
EX 8-6 & 8-12

CRIFE LELAND L & SARAH S L/E/
95472 CLEMENTS RD
FERNANDINA BEACH, FL 32034

2024

41-2N-28-0000-0008-0020



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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	1,803	100	1,803	150,696
FOP	21	30	6	501
TOTALS	1,824		1,809	151,198

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
1	1242	WD DECK A	0 100	10	10	100.00	SF	10.00	10.00	100	1988	1988	3	20
2	0940	SHEDS/PORT	0 100	10	20	200.00	SF	30.00	30.00	100	1990	1990	3	20
3	0940	SHEDS/PORT	0 100	12	16	192.00	SF	30.00	30.00	100	1990	1990	3	20
4	0510	GARAGE WD-	0 100	22	42	924.00	SF	29.75	29.75	100	1997	1997	3	25
5	0351	CARPORT MT	0 100	30	12	360.00	SF	10.00	10.00	100	1997	1997	3	20
6	0810	CONCRETE A	0 100	0	0	112.00	SF	6.50	6.50	100	1997	1997	3	73
7	0351	CARPORT MT	0 100	40	18	720.00	SF	5.90	5.90	100	2015	2015	3	70

LAND DESCRIPTION														
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
1	000100	C	SFR	100		OR	0.00	0.00	0.96	AC		1.00	1.00	1.00

MARKET ADJUSTMENTS														
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND		
0100	01	1,809	106.0000	100.70	182,166	1984	1984	0	0	0	17.00	83.00		
1 SINGLE FAM - 100% - 0 Heated Area: 1803 HX Base Yr														
24 7 3 17 27 48 26 3 1593 1593 BAS 1993														
95472 CLEMENTS RD, FERNANDINA BEACH														
BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE 05/30/2023 MLU														

NASSAU COUNTY PROPERTY														
VALUATION SUMMARY														
VALUATION BY										STANDARD				
Tax Group: 4										Tax Dist:				
BUILDING MARKET VALUE										151,198				
TOTAL MARKET OB/XF VALUE										13,649				
TOTAL LAND VALUE - MARKET										72,000				
TOTAL MARKET VALUE										236,847				
SOH/AGL Deduction										106,982				
ASSESSED VALUE										129,865				
TOTAL EXEMPTION VALUE										50,000				
BASE TAXABLE VALUE										79,865				
TOTAL JUST VALUE										236,847				
NCON VALUE										0				
INCOME VALUE														
PREVIOUS YEAR MKT VALUE										230,172				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1531453	18X40CPT	16,070	11/01/2015
E23929	ELEC OTHER	0	10/01/2011

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
1942/0038	10/01/2014	WD	U	I	11	100			
GRANTOR: CRIFE LELAND LATHAIR									
GRANTEE: CRIFE FAMILY REVOC									
0323/0107	10/01/1980	WD	Q	V		7,500			
GRANTOR:									
GRANTEE:									

BUILDING NOTES														
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BUILDING DIMENSIONS														
BAS=[YR=1993] W50 S24 E17 FOP=[YR=1993] E7 N3 W7 S3\$ N3 E7 S27 E26 N48\$.														