IN OR 319 PG 31

VAN BEEK THOMAS W
95444 CLEMENTS ROAD
FERNANDINA BEACH, FL 32034

2024

41-2N-28-0000-0008-0030

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

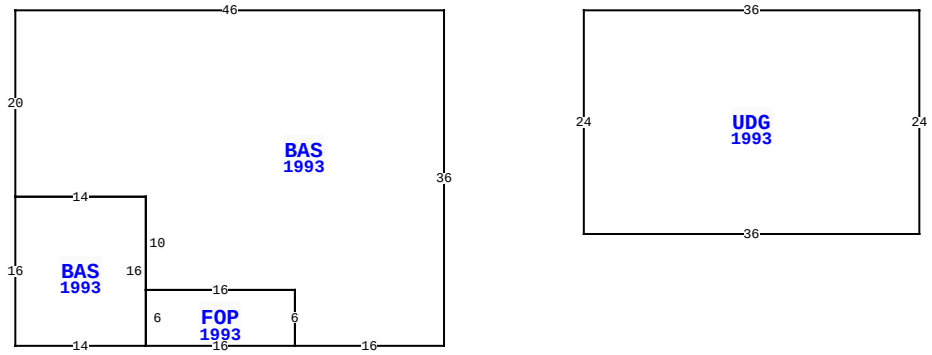
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	02	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	224	100	224	17,761
BAS	1,336	100	1,336	105,934
FOP	96	30	29	2,300
UDG	864	55	475	37,664
TOTALS	2,520		2,064	163,657

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,064	99.9600	94.96	195,997	1986	1986	0	0	0	16.50	83.50

1 SINGLE FAM – 100% - 0 Heated Area: 1560 HX Base Yr



95444 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		163,657
TOTAL MARKET OB/XF VALUE		15,363
TOTAL LAND VALUE - MARKET		72,750
TOTAL MARKET VALUE		251,770
SOH/AGL Deduction		110,285
ASSESSED VALUE		141,485
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		91,485
TOTAL JUST VALUE		251,770
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		244,715

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1531452	18X50CPT	20,088	11/01/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0319/0031	8/01/1980	WD	Q	V		3,500
GRANTOR:						
GRANTEE:						
0310/0547	2/01/1980	WD	Q	V		2,500
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W46 S20 BAS=[YR=1993] S16 E14 FOP=[YR=1993] E16 N6 W16 S6$ N16 W14 $ E14 S10 E16 S6 E16 N36$ PTR= E15 UDG=[YR=1993] E36 S24 W36 N24$ W15$.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1986	1986	3	60	2,100	
2	0810	CONCRETE A	0	100	16	16	256.00	SF	6.50	6.50	100	1986	1986	3	49.5	824	
3	0811	CONCRETE B	0	100	36	24	864.00	SF	5.20	5.20	100	1986	1986	3	49.5	2,224	
4	1242	WD DECK A	0	100	8	9	72.00	SF	10.00	10.00	100	1990	1990	3	20	144	
5	0510	GARAGE WD-	0	100	24	24	576.00	SF	35.00	35.00	100	1998	1998	3	26	5,242	
6	0810	CONCRETE A	0	100	0	0	228.00	SF	6.50	6.50	100	1998	1998	3	75	1,112	
7	0351	CARPORT MT	0	100	50	18	900.00	SF	5.90	5.90	100	2015	2015	3	70	3,717	

LAND DESCRIPTION

TOTAL OB/XF 15,363

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	0.97	AC		1.00	1.00	1.00	75,000.00	75,000.00	72,750							

REVIEW DATE 01/16/2024 BY KBA Total Acres: 0.97 Total Land Value: 72,750 Market: 0 Agricultural: 0 Common: 72,750 PRINTED 08/06/2024 BY SYS