IN OR 1105/1381

SANDERSON SHERRY D
95408 CLEMENTS ROAD
FERNANDINA BEACH, FL 32034

2024

41-2N-28-0000-0008-0050

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 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
Occupancy	00	NONE 100
Quality	03	Quality Level 03

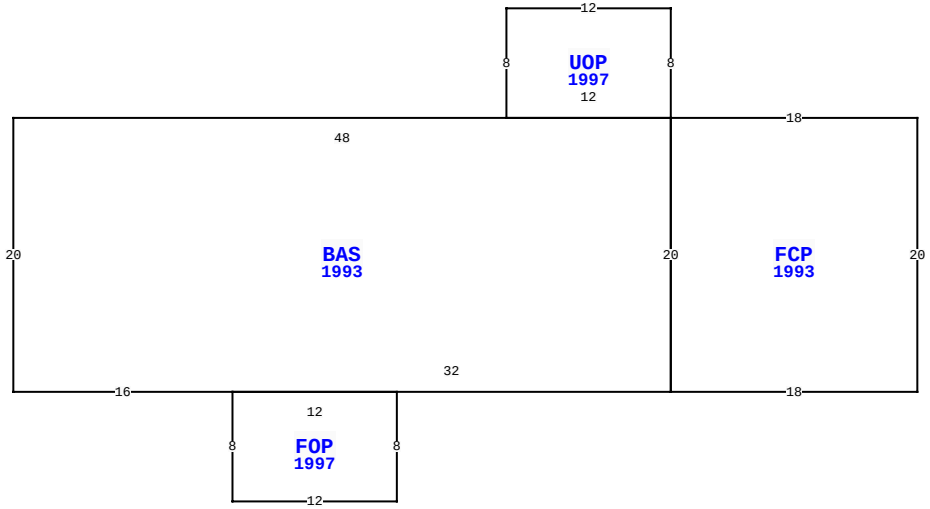
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4005.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	960	100	960	87,427
FCP	360	25	90	8,196
FOP	96	30	29	2,641
UOP	96	20	19	1,730
TOTALS	1,512		1,098	99,994

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,098	118.7200	112.78	123,832	1930	1975	0	0	0	19.25	80.75

1 SINGLE FAM – 100% - 2003 Heated Area: 960 HX Base Yr 2003



95408 CLEMENTS RD, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		99,994
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		58,650
TOTAL MARKET VALUE		158,644
SOH/AGL Deduction		80,426
ASSESSED VALUE		78,218
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		28,218
TOTAL JUST VALUE		158,644
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		153,938

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1105/1381	1/07/2003	WD	U	I	21	80,000
GRANTOR: BRIGMAN ANGELA NEELIE						
GRANTEE: SANDERSON SHERRY D						
0775/0261	10/29/1996	WD	Q	I		46,500
GRANTOR: CLIFTON TONYA CARTER						
GRANTEE: BRIGMAN ANGELA NEEL						

BUILDING NOTES

BUILDING DIMENSIONS

FCP=[YR=1993] W18 UOP=[YR=1997] N8 W12 S8 E12$ BAS=[YR=1993] W48 S20 E16 FOP=[YR=1997] S8 E12N8 W12$ E32 N20$ S20 E18 N20$.

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	OB/XF MKT VALUE	NOTES

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	0.46	AC		1.00	1.00	1.70	75,000.00	127,500.00	58,650							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.46 Total Land Value: 58,650 Market: 0 Agricultural: 0 Common: 58,650 PRINTED 08/06/2024 BY SYS