BLOCK 149 S 45FT OF LOT 1 &
ALL OF LOT 2 & N 18FT OF LOT 3
IN OR 2504/147

FREEMAN GEORGE W
95769 CLEMENTS RD
FERNANDINA BEACH, FL 32034

2025

00-00-31-1800-0149-0022

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

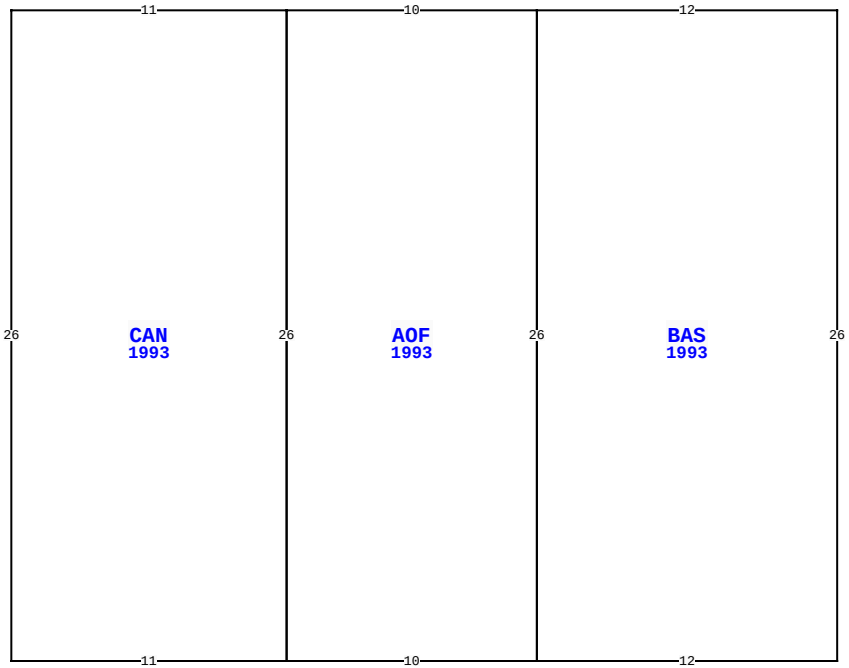
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	01	MINIMUM 100
Interior Wall	01	MINIMUM 60
Interior Wall	04	PLYWOOD 40
Interior Floo	03	CONC FINSH 100
Ceiling	04	NONE 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		3 100
Frame	02	WOOD FRAME 100
Story Height		10 100
RMS		2 100
Stories	1.	1. 100
Class	00	. 100
Units		0 100
Occupancy	OO	OWNER OCC 100
Quality	03	Quality Level 03
DOR CODE	1200	STORE/OFFICE/RESID
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
AOF	260	185	1993	481	11,936
BAS	312	100	1993	312	7,743
CAN	286	30	1993	86	2,134
TOTALS	858			879	21,812

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2501	06	879	57.8750	49.63	43,625	1935	1960	0	0	0	50.00	50.00

1 SERV SHOP – 0% - 0 Heated Area: 572 HX Base Yr



606-B S 6TH ST, FERNANDINA BEACH

BLD DATE	06/30/2021	KKX	LGL DATE	
XF DATE	06/30/2021	KKX	LAND DATE	05/22/2025 MLU
INC DATE			AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	229,454
TOTAL MARKET OB/XF VALUE	3,839
TOTAL LAND VALUE - MARKET	554,200
TOTAL MARKET VALUE	787,493
SOH/AGL Deduction	0
ASSESSED VALUE	787,493
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	787,493
TOTAL JUST VALUE	787,493
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	746,235

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2504/0147	10/11/2021	WD	U	I	30	225,000
GRANTOR: FREEMAN CARL T						
GRANTEE: FREEMAN GEORGE W						
1955/0247	12/23/2014	TD	U	I	11	100
GRANTOR: FREEMAN BENJAMIN T TR						
GRANTEE: FREEMAN CARL T						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W12 AOF=[YR=1993] W10 CAN=[YR=1993] W11 S26 E11 N26 $ S26 E10 N26 $ S26 E12 N26 $.

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	0810	CONCRETE A	0	0	0	0	582.00	SF	6.50	6.50	100	1966	1966	3	20	757	
2	0810	CONCRETE A	0	0	0	0	1,121.00	SF	6.50	6.50	100	1980	1980	3	30	2,186	
3	0810	CONCRETE A	0	0	0	0	324.00	SF	6.50	6.50	100	1980	1980	3	30	632	
4	0819	CONC 12"	0	0	0	0	34.00	SF	9.50	9.50	100	1966	1966	3	20	65	
5	0810	CONCRETE A	0	0	0	0	153.00	SF	6.50	6.50	100	1966	1966	3	20	199	

LAND DESCRIPTION

TOTAL OB/XF 3,839

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	001200	C	STORE COMB	0	0006	R-2	163.00	100.00	163.00	FF		1.00	1.00	0.80	4,250.00	3,400.00	554,200							

REVIEW DATE 06/30/2021 BY KKX Total Acres: 0.00 Total Land Value: 554,200 Market: 0 Agricultural: 0 Common: 554,200 PRINTED 07/30/2025 BY SYS

BLOCK 149 S 45FT OF LOT 1 &
ALL OF LOT 2 & N 18FT OF LOT 3
IN OR 2504/147

FREEMAN GEORGE W
95769 CLEMENTS RD
FERNANDINA BEACH, FL 32034

2025

00-00-31-1800-0149-0022

BUILDING CHARACTERISTICS

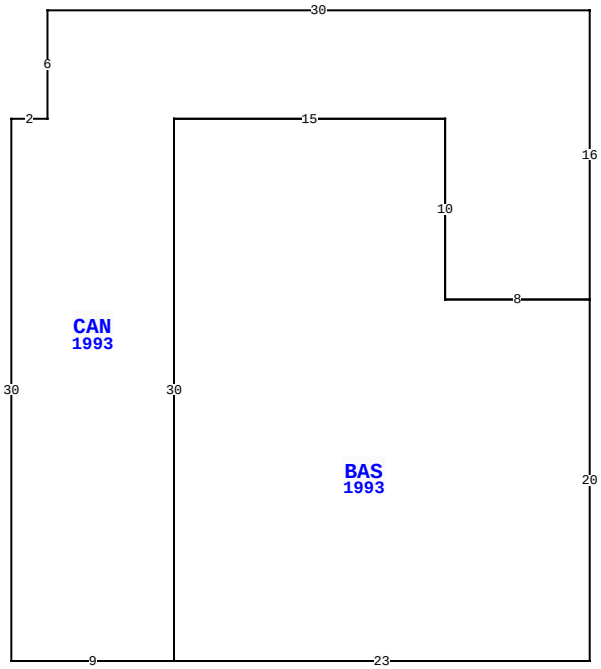
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	01	MINIMUM 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Ceiling	04	NONE 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		4 100
Frame	02	WOOD FRAME 100
Story Height		10 100
RMS		3 100
Stories	1.	1. 100
Class	00	. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	1200	STORE/OFFICE/RESID
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	610	100	1993	610	15,211
CAN	530	30	1993	159	3,965
TOTALS	1,140			769	19,175

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2501	06	769	58.1532	49.87	38,350	1966	1975	0	0	0	50.00	50.00

2 SERV SHOP – 0% - 0 Heated Area: 610 HX Base Yr



606-B S 6TH ST, FERNANDINA BEACH

BLD DATE	06/30/2021	KKX	LGL DATE	
XF DATE	06/30/2021	KKX	LAND DATE	05/22/2025 MLU
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NASSAU COUNTY PROPERTY

PAGE 2 of 3 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	229,454
TOTAL MARKET OB/XF VALUE	3,839
TOTAL LAND VALUE - MARKET	554,200
TOTAL MARKET VALUE	787,493
SOH/AGL Deduction	0
ASSESSED VALUE	787,493
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	787,493
TOTAL JUST VALUE	787,493
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	746,235

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2504/0147	10/11/2021	WD	U	I	30	225,000
GRANTOR: FREEMAN CARL T						
GRANTEE: FREEMAN GEORGE W						
1955/0247	12/23/2014	TD	U	I	11	100
GRANTOR: FREEMAN BENJAMIN T TR						
GRANTEE: FREEMAN CARL T						

BUILDING NOTES

BUILDING DIMENSIONS

CAN=[YR=1993] W30 S6 W2 S30 E9 BAS=[YR=1993] E23 N20 W8 N10 W15 S30 $ N30 E15 S10 E8 N16 $.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 06/30/2021 BY KKX Total Acres: 0.00 Total Land Value: 554,200 Market: 0 Agricultural: 0 Common: 554,200 PRINTED 07/30/2025 BY SYS

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2025

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NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

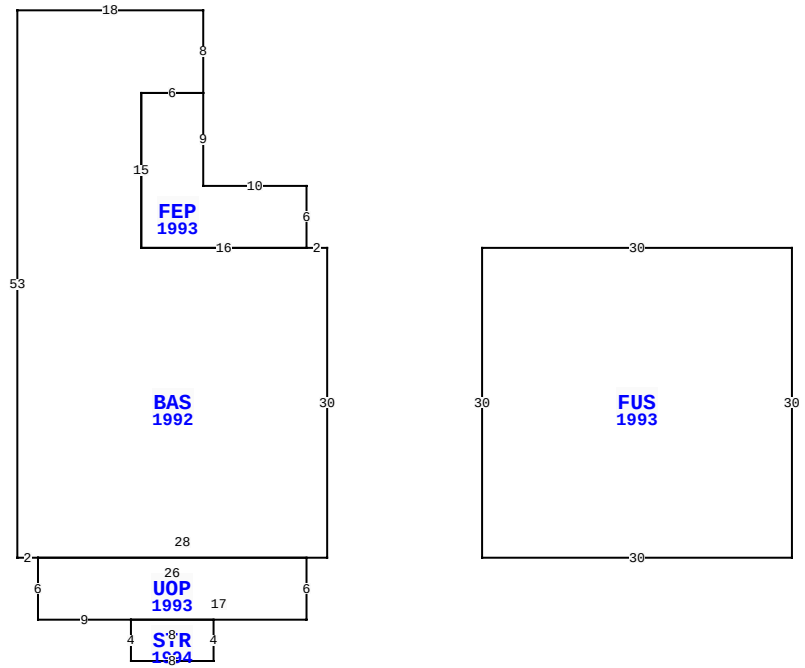
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 60
Interior Wall	02	WALL BD/WD 40
Interior Floo	14	CARPET 60
Interior Floo	12	HARDWOOD 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		1.5 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	1200	STORE/OFFICE/RESID
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,224	100	1992	1,224	101,266
FEP	150	80	1993	120	9,928
FUS	900	100	1993	900	74,460
STR	32	10	1994	3	249
UOP	156	20	1993	31	2,565
TOTALS	2,462			2,278	188,467

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,278	98.1960	98.20	223,700	1900	1990	0	0	0	15.75	84.25

3 SINGLE FAM – 0% - 0 Heated Area: 2124 HX Base Yr



606-B S 6TH ST, FERNANDINA BEACH

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INCOME VALUE	
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1955/0247	12/23/2014	TD	U	I	11	100
GRANTOR: FREEMAN BENJAMIN T TR						
GRANTEE: FREEMAN CARL T						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1992] W2 FEP=[YR=1993] N6 W10 N9 W6 S15 E16$ W16 N15 E6 N8 W18 S53 E2 UOP=[YR=1993] S6 E9 STR=[YR=1994] S4 E8 N4 W8$ E17 N6 W26 $ E28 N30$ PTR=E15 FUS=[YR=1993] E30 S30 W30 N30$ W15$.

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

REVIEW DATE 06/30/2021 BY KKX Total Acres: 0.00 Total Land Value: 554,200 Market: 0 Agricultural: 0 Common: 554,200 PRINTED 07/30/2025 BY SYS