

FREEMAN RICHARD H
P O BOX 3
FERNANDINA BEACH, FL 32035-0003

25-2N-28-0000-0001-0020

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 1 of 2				4					
ELEMENT	CD	CONSTRUCTION								TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNC	0	NORM	% COND	VALUATION SUMMARY																
Exterior Wall	15	CONC BLOCK 100								0100	01	2,796	101.3760	101.38	283,458	1987	1987	0	0	0	18.50	81.50	VALUATION BY								STANDARD								
Roof Structur	03	GABLE/HIP 100								1 SINGLE FAM - 0% - 0														Heated Area: 2516								HX Base Yr							
Roof Cover	03	COMP SHNGL 100								14 22 24 24 28 28 17 22 5 5 10 32 41 UGR 1993 BAS 1993 FOP 1993														BUILDING MARKET VALUE								231,018							
Interior Wall	05	DRYWALL 100																						TOTAL MARKET OB/XF VALUE								31,283							
Interior Floo	14	CARPET 80																						TOTAL LAND VALUE - MARKET								1,922,318							
Interior Floo	08	SHT VINYL 20																						TOTAL MARKET VALUE								355,539							
Air Condition	03	CENTRAL 100																						SOH/AGL Deduction								45,707							
Heating Type	04	AIR DUCTED 100																						ASSESSED VALUE								309,832							
Bedrooms		4 100																						TOTAL EXEMPTION VALUE								0							
Bathrooms		2 100																						BASE TAXABLE VALUE								309,832							
Frame	03	MASONRY 100																						TCON JUST VALUE								2,184,619							
Stories	1.	1. 100																						NCON VALUE								0							
Units	0	0 100								INCOME VALUE																													
BUD8 Adjustme	04	DIST 01 100								PREVIOUS YEAR MKT VALUE								790,317																					
Occupancy	00	NONE 100																																					
Quality		05		Quality Level 05																																			
DOR CODE		5000		IMPROVED AG																																			
MAP NUM				MKT AREA				04																															
NEIGHBORHOOD/LOC		4031.00																																					
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																																		
BAS	2,516	100	1993	2,516	207,884																																		
FOP	140	30	1993	42	3,470																																		
UGR	528	45	1993	238	19,664																																		
TOTALS		3,184				2,796		231,018		BLD DATE								LGL DATE				04/11/2025				MLU													
										XF DATE								LAND DATE																					
										INC DATE								AG DATE																					
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																								
1	1242	WD DECK A	0 0	17 8	136.00 SF	10.00		10.00	100	1986	1986	3	20	272																									
2	1242	WD DECK A	0 0	17 8	136.00 SF	10.00		10.00	100	1986	1986	3	20	272																									
3	0810	CONCRETE A	0 0	24 4	96.00 SF	6.50		6.50	100	1986	1986	3	47	293																									
4	0810	CONCRETE A	0 0	20 23	460.00 SF	6.50		6.50	100	1986	1986	3	47	1,405																									
5	0810	CONCRETE A	0 0	52 5	260.00 SF	6.50		6.50	100	1986	1986	3	47	794																									
6	0100	BAR-B-Q	0 0	0 0	1.00 UT	100.00		100.00	100	1965	1965	3	20	20																									
7	0370	CHICKEN HS	0 0	500 36	18,000.00 SF	0.40		0.40	100	1981	1981	3	20	1,440																									
8	0810	CONCRETE A	0 0	6 6	36.00 SF	6.50		6.50	100	1986	1986	3	47	110																									
9	0530	STBL WD	0 0	500 40	20,000.00 SF	4.50		4.50	100	1988	1988	3	20	18,000																									
10	0810	CONCRETE A	0 0	18 8	144.00 SF	6.50		6.50	100	1988	1988	3	52	487																									
LAND DESCRIPTION										TOTAL OB/XF										23,093																			
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DP TH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV															
1	005000	C	AGRICULTURAL	0		OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	85,000.00	85,000.00	85,000																						
2	005600	A	TIMBER 3 N S	0		OR	0.00	0.00	16.43	AC		1.00	1.00	1.00	390.00	390.00	6,408																						
3	006000	A	PASTURE - HA	0		OR	0.00	0.00	2.00	AC		1.00	1.00	1.00	370.00	370.00	740																						
4	005902	A	HARDWOOD SI	0		OR	0.00	0.00	5.00	AC		1.00	1.00	1.00	190.00	190.00	950																						
5	005970	A	AGRICULTURAL	0		OR	0.00	0.00	2.00	AC		1.00	1.00	1.00	70.00	70.00	140																						
6	009910	M	MARKET VALUE	0		OR	0.00	0.00	25.43	AC		1.00	1.00	0.85	85,000.00	72,250.00	1,837,318																						
REVIEW DATE		03/13/2020		BY	KW	Total Acres: 26.43		Total Land Value: 93,238		Market: 1,837,318		Agricultural: 8,238		Common: 85,000		PRINTED 07/30/2025 BY SYS																							

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