LOTS 5,6,7 & 8 IN OR 1955/255
BEING PT OF PARCEL 2 (EX R/W'S
IN OR 332/613,OR 366/668 &

FREEMAN FAMILY HOLDINGS LLC
95243 CLEMENTS RD
FERNANDINA BEACH, FL 32034

2025

30-3N-24-2020-0005-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5601	TIMBER 2-3 SI 70-79	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

DEMPSEY CONNER, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025 MLU
INC DATE		AG DATE	02/10/2025 KBA

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	294,525
TOTAL MARKET VALUE	10,159
SOH/AGL Deduction	0
ASSESSED VALUE	10,159
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	10,159
TOTAL JUST VALUE	294,525
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	207,900

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1955/0255	12/23/2014	TD	U	V	19	100
GRANTOR: FREEMAN FAM TRUST & F						
GRANTEE: FREEMAN FAMILY HOLD						
1683/0670	6/14/2010	TD	U	V	19	100
GRANTOR: FREEMAN FAMILY TRUST						
GRANTEE: FREEMAN BENJAMIN T						

BUILDING NOTES

BUILDING DIMENSIONS

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
1	005600	A	TIMBER 3 N S	0		OR	0.00	0.00	5.00	AC		1.00	1.00	1.00	390.00	390.00	1,950							
2	005901	A	HARDWOOD SI	0		OR	0.00	0.00	15.00	AC		1.00	1.00	1.00	225.00	225.00	3,375							
3	005601	A	TIMBER 3 P S	0		OR	0.00	0.00	14.65	AC		1.00	1.00	1.00	330.00	330.00	4,834							
4	009910	M	MARKET VALUE	0		OR	0.00	0.00	34.65	AC		1.00	1.00	1.00	8,500.00	8,500.00	294,525							

REVIEW DATE 05/09/2025 BY MLU Total Acres: 34.65 Total Land Value: 10,159 Market: 294,525 Agricultural: 10,159 Common: 0 PRINTED 07/30/2025 BY SYS