PT GOVT LOT 1 OF SEC 28-2N-28E
& PT GOVT LOT 3 OF SEC 48-2N-28E
PT OF D FERNANDEZ GRANT

CLEMENTS MILDRED FAMILY LTD PARTNERSHIP
95007 CLEMENTS RD
FERNANDINA BEACH, FL 32034

2025

38-2N-28-0000-0003-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5600	TIMBERLAND 70-79	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4005.00		

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

CLEMENTS RD, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025 MLU
INC DATE		AG DATE	05/15/2024 DC

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	1,865
TOTAL LAND VALUE - MARKET	2,287,234
TOTAL MARKET VALUE	150,832
SOH/AGL Deduction	17,930
ASSESSED VALUE	132,902
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	132,902
TOTAL JUST VALUE	2,289,099
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	2,264,099

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M1707506	H/AC	0	12/01/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2680/867	11/08/2023	QC	U	V	11	100
GRANTOR: MERCIER WAYNE R & TAM						
GRANTEE: MILDRED CLEMENTS FA						
2020/0769	12/23/2015	FJ	U	I	18	100
GRANTOR: GOOGE DAVID WESLEY ET						
GRANTEE: CLEMENTS MILDRED FA						

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
1	0570	JUNK HOUSE	0	0	0	0	1.00	UT	500.00	500.00	100	1951	1951	3	100	500	
2	0681	POLE SHED	0	0	13	35	455.00	SF	15.00	15.00	100	1985	1985	3	20	1,365	

LAND DESCRIPTION

TOTAL OB/XF 1,865

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	005000	C	AGRICULTURAL	0		OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	100,000.00	100,000.00	100,000							
2	005600	A	TIMBER 3 N S	0		OR	0.00	0.00	93.27	AC		1.00	1.00	1.00	390.00	390.00	36,375							
3	006000	A	PASTURE - HA	0		OR	0.00	0.00	21.05	AC		1.00	1.00	1.00	370.00	370.00	7,788							
4	005902	A	HARDWOOD SI	0		OR	0.00	0.00	7.00	AC		1.00	1.00	1.00	190.00	190.00	1,330							
5	009620	C	MARSH	0		OR			34.74	AC		1.00	1.00	1.00	100.00	100.00	3,474							
6	009910	M	MARKET VALUE	0		OR	0.00	0.00	121.32	AC		1.00	1.00	1.00	18,000.00	18,000.00	2,183,760							

REVIEW DATE 05/14/2020 BY KWX Total Acres: 157.06 Total Land Value: 148,967 Market: 2,183,760 Agricultural: 45,493 Common: 103,474 PRINTED 07/30/2025 BY SYS