



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	07	NONE 100
Interior Floo	01	NONE 60
Interior Floo	03	CONC FINSH 40
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Fixtures		0 100
Frame	02	WOOD FRAME 100
Story Height		14 100
RMS		0 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4005.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,448	100	1999	3,448	26,301
BAS	1,764	100	2007	1,764	13,456
PTO	55	5	2013	3	23
PTO	186	5	2013	9	69
UOP	22	20	2000	4	30
UOP	22	20	2000	4	30
UOP	504	20	2013	101	770
TOTALS	6,001			5,333	40,680

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
11	0350	CARPORT WD	0	0	16	12	192.00	SF	13.00	13.00	
12	0350	CARPORT WD	0	0	20	12	240.00	SF	13.00	13.00	
13	0855	CONC PAVER	0	0	24	36	864.00	SF	10.00	10.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
7	009910	M	MARKET VALUE	0		OR	0.00	0.00	40.92	AC	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
8800	04	5,333	45.4104	19.07	101,700	1999	2002	0	0	60.00	40.00
2 STABLES - 0% - 0											
Heated Area: 5212 HX Base Yr											
BLD DATE 12/16/2021 KK LGL DATE 05/09/2025 MLU											
XF DATE 12/16/2021 KK LAND DATE											
INC DATE AG DATE											

95540 CLEMENTS RD, FERNANDINA BEACH

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 2 of 3 4
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		473,298	
TOTAL MARKET OB/XF VALUE		43,089	
TOTAL LAND VALUE - MARKET		1,930,425	
TOTAL MARKET VALUE		824,521	
SOH/AGL Deduction		114,855	
ASSESSED VALUE		709,666	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		709,666	
TOTAL JUST VALUE		2,446,812	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		2,360,784	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE	
2473/0159	6/17/2021	WD	U	I	11	100	
GRANTOR: WOODALL DUANE DAVID &							
GRANTEE: WOODBERRY FARM 16 A							
2429/0514	1/28/2021	WD	U	V	11	100	
GRANTOR: TSB OF NASSAU COUNTY							
GRANTEE: WOODALL DUANE DAVID							

BUILDING NOTES											
----------------	--	--	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS											
UOP=[YR=2013] W14 BAS=[YR=2007] W49 PTO=[YR=2013] N5W11S5											
UOP=[YR=2000] S2 E11 N2 W11\$ E11\$ S2 BAS=[YR=1999] W11 N2 W86											
S36 E67 PTO=[YR=2013] S6 E31 N6 W1 UOP=[YR=2000] W11 N2 E11											
S2\$ W30\$ E19 N2 E11 N32\$ S34 E49 N36\$ S36 E14 N36\$.											

[illegible]