IN OR 2801 PG 652

VAN BEEK THOMAS W L/E/PATTERSON PATRICIA A L/E
95444 CLEMENTS ROAD
FERNANDINA BEACH, FL 32034

**2025**

**41-2N-28-0000-0008-0030**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 05 | AVERAGE 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 12 | MODULAR MT 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 80 |
| Interior Floo | 08 | SHT VINYL 20 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 1 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| BUD8 Adjustme | 04 | DIST 01 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 03 | Quality Level 03 |

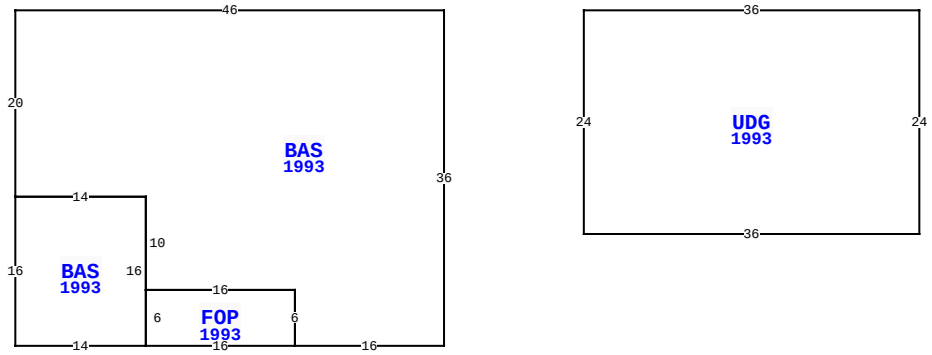
| | | | |
|---|---|---|---|
| DOR CODE | 0100 | SINGLE FAMILY | |
| MAP NUM | | MKT AREA | 04 |
| NEIGHBORHOOD/LOC | 4005.00 | | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 224 | 100 | 1993 | 224 | 18,641 |
| BAS | 1,336 | 100 | 1993 | 1,336 | 111,178 |
| FOP | 96 | 30 | 1993 | 29 | 2,413 |
| UDG | 864 | 55 | 1993 | 475 | 39,528 |
| TOTALS | 2,520 | | | 2,064 | 171,759 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 2,064 | 99.9600 | 99.96 | 206,317 | 1986 | 1986 | 0 | 0 | 0 | 16.75 | 83.25 |

1 SINGLE FAM – 100% - 0 Heated Area: 1560 HX Base Yr 1987




95444 CLEMENTS RD, FERNANDINA BEACH

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 05/09/2025 MLU |
| INC DATE | | AG DATE | |

## VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 4 | Tax Dist: | |
| BUILDING MARKET VALUE | | 171,759 |
| TOTAL MARKET OB/XF VALUE | | 14,642 |
| TOTAL LAND VALUE - MARKET | | 97,000 |
| TOTAL MARKET VALUE | | 283,401 |
| SOH/AGL Deduction | | 137,813 |
| ASSESSED VALUE | | 145,588 |
| TOTAL EXEMPTION VALUE | HX HB | 50,722 |
| BASE TAXABLE VALUE | | 94,866 |
| TOTAL JUST VALUE | | 283,401 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 251,770 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| B250003136 | MTL BLDG 24X25 ON | 39,720 | 03/27/2025 |
| B1531452 | 18X50CPT | 20,088 | 11/01/2015 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2801/652 | 6/30/2025 | WD | U | I | 11 | 100 |
| GRANTOR: VAN BEEK THOMAS W | | | | | | |
| GRANTEE: VAN BEEK WAYNE L | | | | | | |
| 2799/100 | 6/30/2025 | WD | U | I | 11 | 100 |
| GRANTOR: VAN BEEK THOMAS W | | | | | | |
| GRANTEE: VAN BEEK THOMAS W | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=1993] W46 S20 BAS=[YR=1993] S16 E14 FOP=[YR=1993] E16 N6 W16 S6$ N16 W14 $ E14 S10 E16 S6 E16 N36$ PTR= E15 UDG=[YR=1993] E36 S24 W36 N24$ W15$.

## 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 | 0500 | FP-PRE FAB | 0 | 100 | 0 | 0 | 1.00 | UT | 3,500.00 | 3,500.00 | 100 | 1986 | 1986 | 3 | 58 | 2,030 | |
| 2 | 0810 | CONCRETE A | 0 | 100 | 16 | 16 | 256.00 | SF | 6.50 | 6.50 | 100 | 1986 | 1986 | 3 | 47 | 782 | |
| 3 | 0811 | CONCRETE B | 0 | 100 | 36 | 24 | 864.00 | SF | 5.20 | 5.20 | 100 | 1986 | 1986 | 3 | 47 | 2,112 | |
| 4 | 1242 | WD DECK A | 0 | 100 | 8 | 9 | 72.00 | SF | 10.00 | 10.00 | 100 | 1990 | 1990 | 3 | 20 | 144 | |
| 5 | 0510 | GARAGE WD- | 0 | 100 | 24 | 24 | 576.00 | SF | 35.00 | 35.00 | 100 | 1998 | 1998 | 3 | 25 | 5,040 | |
| 6 | 0810 | CONCRETE A | 0 | 100 | 0 | 0 | 228.00 | SF | 6.50 | 6.50 | 100 | 1998 | 1998 | 3 | 73 | 1,082 | |
| 7 | 0351 | CARPORT MT | 0 | 100 | 50 | 18 | 900.00 | SF | 5.90 | 5.90 | 100 | 2015 | 2015 | 3 | 65 | 3,452 | |

## LAND DESCRIPTION

TOTAL OB/XF 14,642

| 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 | 000100 | C | RES | 100 | | OR | 0.00 | 0.00 | 0.97 | AC | | 1.00 | 1.00 | 1.00 | 100,000.00 | 100,000.00 | 97,000 | | | | | | | |

REVIEW DATE 07/09/2025 BY TW Total Acres: 0.97 Total Land Value: 97,000 Market: 0 Agricultural: 0 Common: 97,000 PRINTED 07/30/2025 BY SYS