

SMITH TERESA
95496 CLEARWATER ROAD
FERNANDINA BEACH, FL 32034

45-2N-28-550B-0002-0070

BUILDING CHARACTERISTICS

ELEMENTCD05AVERAGE 10003GABLE/HIP 10003COMP SHNGL 10005DRYWALL 10014CARPET 8008SHT VINYL 2003CENTRAL 10004AIR DUCTED 1003 1002 10002WOOD FRAME 1001. 1. 1000 10004DIST 01 10000NONE 100Quality05Quality Level 05DOR CODE0100SINGLE FAMILYMAP NUMMKT AREA04NEIGHBORHOOD/LOC4004.00AREATYPETOTAL GROSS AREAPCT OF BASEYEARTOT ADJ AREASUBAREA MARKET VALUEBAS1,05210019951,052116,757FOP68301995202,220TOTALS1,1201,072118,977

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYBECONFNCTNORM% COND0100011,072129.4260129.43138,749199519950014.2585.751 SINGLE FAM - 100% - 1996Heated Area: 1052HX Base Yr 1996BAS1995FOP1995

LAND DESCRIPTION

L NUSE CODECLS LAND USE DESCRIPTIONCAPR DLOC ZONEFRONTDEPTHTOT LND UTSUNIT TYPEDTDPH FACT% CONDTOT ADJUNIT PRICEADJ UNIT PRICELAND VALUETHAN OTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV10000100CRES100OR0.000.001.00LT1.001.001.00100,000.00100,000.00100,000REVIEW DATE07/08/2020BYKWA

NASSAU COUNTY PROPERTY

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VALUATION BYSTANDARDTax Group: 4Tax Dist:BUILDING MARKET VALUE118,977TOTAL MARKET OB/XF VALUE2,069TOTAL LAND VALUE - MARKET100,000TOTAL MARKET VALUE221,046SOH/AGL Deduction136,456ASSESSED VALUE84,590TOTAL EXEMPTION VALUEHX HB DX WX60,722BASE TAXABLE VALUE23,868TOTAL JUST VALUE221,046NCON VALUE0INCOME VALUEPREVIOUS YEAR MKT VALUE200,808SALES DATAOFF RECORD NumberDATETYPE INSTQU / I / V / I / RSN CD SALE PRICE0747/19421/05/1996WDQI0320,800GRANTOR:NASSAU HABITAT FOR HUGRANTEE:SMITH TERESA & HUGH0725/08453/13/1995QCQI06100GRANTOR:SMITH HUGH & TERESA JGRANTEE:NASSAU HABITAT FORBUILDING NOTESBUILDING DIMENSIONSBAS=[YR=1995] W40 S24 FOP=[YR=1995] S4 E17 N4 W17\$ E17 S4 E23 N28\$.PRINTED 07/30/2025 BY SYS

EXTRA FEATURES

95496 CLEARWATER RD, FERNANDINA BEACHFLORIDA 32110BLD DATEXF DATEINC DATELGL DATELAND DATEAG DATE05/09/2025MLUTOTALS1,1201,072118,977

ADJ UNIT PRICE

OB/XF MKT VALUE

NOTES

TOTAL OB/XF

2,069