

BLOCK 149 N 55FT OF LOT 1 &
N 32FT OF 7 & ALL OF LOT 8
IN OR 2523/725

FREEMAN CECIL E & LAURIE M
PO BOX 288
FERNANDINA BEACH, FL 32035

2026

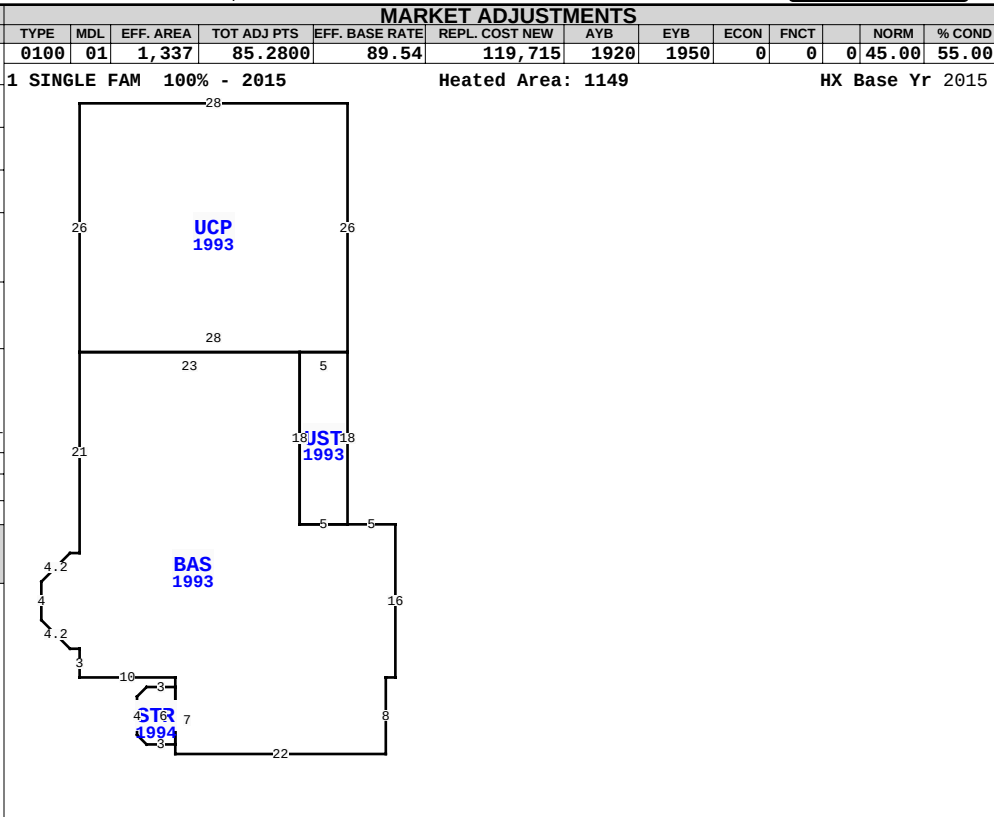
00-00-31-1800-0149-0011



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	07	ASB SHNGLE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	14	CARPET 60
Interior Floo	12	HARDWOOD 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories		1. 1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,149	100	1993	1,149	56,585
STR	23	10	1994	2	98
UCP	728	20	1993	146	7,190
UST	90	45	1993	40	1,970



TOTALS	1,990			1,337	65,843
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0510	GARAGE WD-	0 100	18	21	378.00	SF	35.00	35.00

602 S 6TH ST, FERNANDINA BEACH	BLD DATE		LGL DATE	05/22/2025	MLU
	XF DATE		LAND DATE		
	INC DATE		AG DATE		

ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
100	1960	1960	3	20	2,646	

LAND DESCRIPTION									TOTAL OB/XF							2,646		
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LA VA	
1	000100	C	RES	100	0006	R-2	55.00	100.00	55.00	FF		1.00	1.00	1.00	4,250.00	4,250.00	233,750	
2	000100	C	RES	100	0006	R-2	132.00	100.00	132.00	FF		1.00	1.00	0.80	4,250.00	3,400.00	448,800	
REVIEW DATE		01/01/2023		BY	CD	Total Acres: 0.00			Total Land Value: 682,550			Market: 0			Agricultural: 0			

NASSAU COUNTY PROPERTY										PAGE 1 of 1										2
VALUATION SUMMARY																				
VALUATION BY										STANDARD										
Tax Group: 2										Tax Dist:										
BUILDING MARKET VALUE										65,843										
TOTAL MARKET OB/XF VALUE										2,646										
TOTAL LAND VALUE - MARKET										682,550										
TOTAL MARKET VALUE										751,039										
SOH/AGL Deduction										527,388										
ASSESSED VALUE										223,651										
TOTAL EXEMPTION VALUE										HX HB 51,411										
BASE TAXABLE VALUE										172,240										
TOTAL JUST VALUE										751,039										
NCON VALUE										0										
INCOME VALUE																				
PREVIOUS YEAR MKT VALUE										749,485										

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
2523/0725	11/30/2021	WD	U	I	11	100			
GRANTOR: FREEMAN CECIL E & LAU									
GRANTEE: FREEMAN CECIL E & L									
1955/0251	12/23/2014	TD	U	I	11	100			
GRANTOR: FREEMAN BENJAMIN T TR									
GRANTEE: FREEMAN CECIL E									

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS=[YR=1993] W5 UST=[YR=1993] N18 UCP=[YR=1993] N26W28S26E28\$ W5S18E5\$ W5N18W23S21W1 L3 D3 S4 D3 R3 E1S3E10S1 STR=[YR=1994] W3 L1 D1 S4 D1 R1 E3N6\$ S7E22N8E1N16\$.									