PARCELS 8-1 & 8-4
IN OR 1886/548
FPL ESMT OR 310/541

DENNARD WILLIAM IRVIN
PO BOX 431
FERNANDINA BEACH, FL 32035

2026

41-2N-28-0000-0008-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

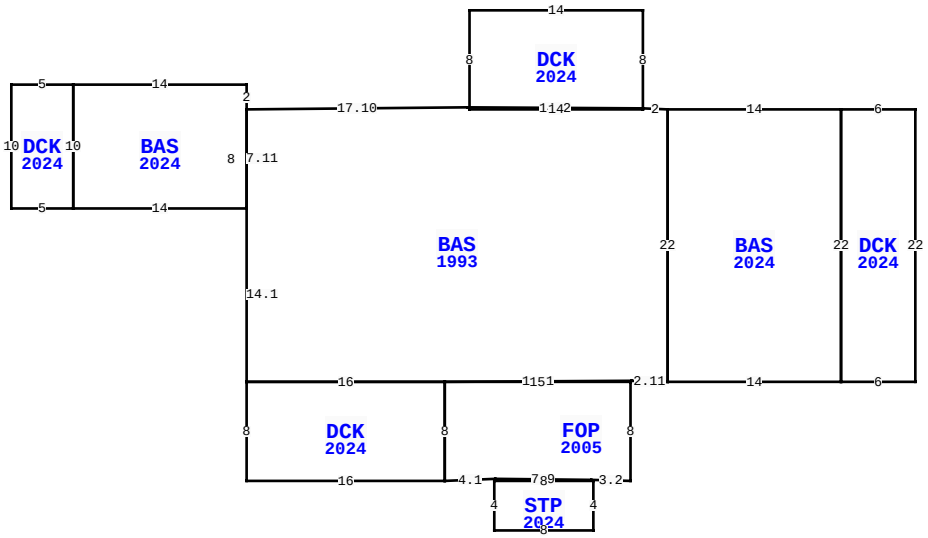
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	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	751	100	1993	751	89,032
BAS	140	100	2024	140	16,597
BAS	308	100	2024	308	36,514
DCK	50	10	2024	5	592
DCK	112	10	2024	11	1,304
DCK	128	10	2024	13	1,541
DCK	132	10	2024	13	1,541
FOP	119	30	2005	36	4,268
STP	32	10	2024	3	356
TOTALS	1,772			1,280	151,746

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,280	122.7200	128.86	164,941	1960	2008	0	0	0	8.00	92.00

1 SINGLE FAM 100% - 2022 Heated Area: 1199 HX Base Yr 2022



95432 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		190,705
TOTAL MARKET OB/XF VALUE		1,152
TOTAL LAND VALUE - MARKET		90,000
TOTAL MARKET VALUE		281,857
SOH/AGL Deduction		53,517
ASSESSED VALUE		228,340
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		176,929
TOTAL JUST VALUE		281,857
NCON VALUE		11,999
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		262,152

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2108199	ADDITION/REMODEL	60,000	06/22/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1886/0548	10/25/2013	QC	U	I	11	100
GRANTOR: DENNARD WILLIAM IRVIN						
GRANTEE: DENNARD WILLIAM IRV						
1331/1663	7/08/2005	WD	Q	I		175,000
GRANTOR: CARTER THOMAS J & FLO						
GRANTEE: DENNARD WILLIAM I I						

BUILDING NOTES

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	0940	SHEDS/PORT	0	100	12	16	192.00	SF	30.00	30.00	100	2004	2004	3	20	1,152	

BUILDING DIMENSIONS

BAS=[YR=1993;ORIG=0,0] U0.1L2 U0.1L14.2 D0.2L17.10 D7.11L0 D14.1R0 E16 U0.1R15.1 D0.1R2.11 N22 $
BAS=[YR=2024;ORIG=0,22] E14 N22 W14 S22 $
FOP=[YR=2005;ORIG=-18,22] S8 U0.2R4.1 D0.1R7.9 D0.1R3.2 N8 W15 $
DCK=[YR=2024;ORIG=-16,-8] E14 S8 W14 N8 $
DCK=[YR=2024;ORIG=14,0] E6 S22 W6 N22 $
DCK=[YR=2024;ORIG=-34,22] E16 S8 W16 N8 $
BAS=[YR=2024;ORIG=-34,0] N2 W14 S10 E14 N8 $
DCK=[YR=2024;ORIG=-48,-2] W5 S10 E5 N10 $
STP=[YR=2024;ORIG=-14,30] E8 S4 W8 N4 $
.

LAND DESCRIPTION

TOTAL OB/XF 1,152

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	0.90	AC		1.00	1.00	1.00	100,000.00	100,000.00	90,000							

REVIEW DATE 12/31/2025 BY NWA Total Acres: 0.90 Total Land Value: 90,000 Market: 0 Agricultural: 0 Common: 90,000 PRINTED 07/09/2026 BY SYS

PARCELS 8-1 & 8-4
IN OR 1886/548
FPL ESMT OR 310/541

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2026

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NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Air Condition	03	CENTRAL 100
Heating Type	03	FORCED AIR 100
Frame	02	WOOD FRAME 100
Quality	02	Quality Level 02

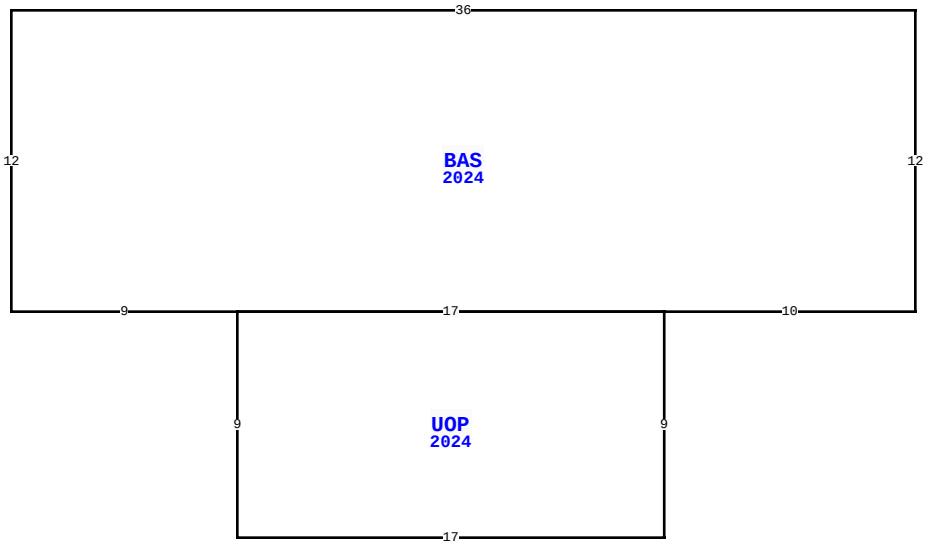
DOR CODE 0100 SINGLE FAMILY
MAP NUM
MKT AREA 04
NEIGHBORHOOD/LOC 4005.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	432	100	2024	432	25,155
UOP	153	20	2024	31	1,805
TOTALS	585			463	26,960

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0150	01	463	104.5000	58.52	27,095	2023	2023	0	0	0	0.50	99.50

2 ACCESORY U 100% - 2024 Heated Area: 432 HX Base Yr 2022



95432 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:	
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BASE TAXABLE VALUE		176,929
TOTAL JUST VALUE		281,857
NCON VALUE		11,999
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		262,152

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1886/0548	10/25/2013	QC	U	I	11	100
GRANTOR: DENNARD WILLIAM IRVIN						
GRANTEE: DENNARD WILLIAM IRV						
1331/1663	7/08/2005	WD	Q	I		175,000
GRANTOR: CARTER THOMAS J & FLO						
GRANTEE: DENNARD WILLIAM I I						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=50,20] E36 S12 W10 W17 W9 N12 $
UOP=[YR=2024;ORIG=59,32] E17 S9 W17 N9 $
.

EXTRA FEATURES

L N	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

LAND DESCRIPTION

TOTAL OB/XF 0

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	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 12/31/2025 BY NWA Total Acres: 0.90 Total Land Value: 90,000 Market: 0 Agricultural: 0 Common: 90,000 PRINTED 07/09/2026 BY SYS

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2026

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NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	29	NONE 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	01	NONE 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	02	WOOD FRAME 100
Quality	05	Quality Level 05

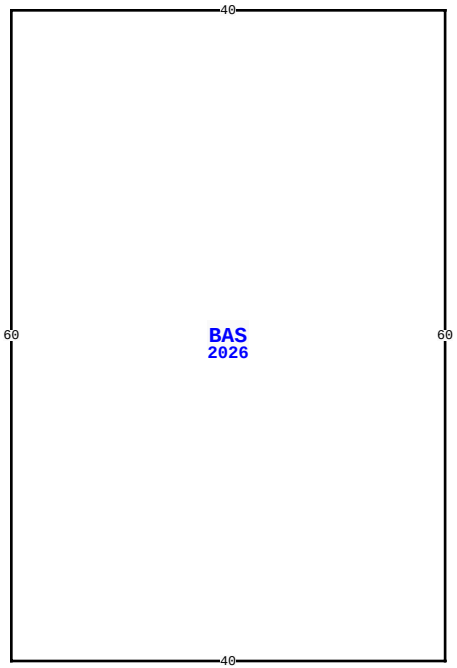
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4005.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,400	100	2026	2,400	11,999
TOTALS	2,400			2,400	11,999

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	2,400	12.9360	5.05	12,120	2025	2025	0	0	0	1.00	99.00

3 GARAGE RES 100% - 2026 Heated Area: 2400 HX Base Yr 2022



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GRANTOR: DENNARD WILLIAM IRVIN						
GRANTEE: DENNARD WILLIAM IRV						
1331/1663	7/08/2005	WD	Q	I		175,000
GRANTOR: CARTER THOMAS J & FLO						
GRANTEE: DENNARD WILLIAM I I						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2026;ORIG=10,10] E40 S60 W40 N60 $
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EXTRA FEATURES

L N	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

LAND DESCRIPTION

TOTAL OB/XF 0

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	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 12/31/2025 BY NWA Total Acres: 0.90 Total Land Value: 90,000 Market: 0 Agricultural: 0 Common: 90,000 PRINTED 07/09/2026 BY SYS