

IN OR 1942/38
EX 8-6 & 8-12

CRIFE LELAND L & SARAH S L/E/
95472 CLEMENTS RD
FERNANDINA BEACH, FL 32034

2026

41-2N-28-0000-0008-0020



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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	

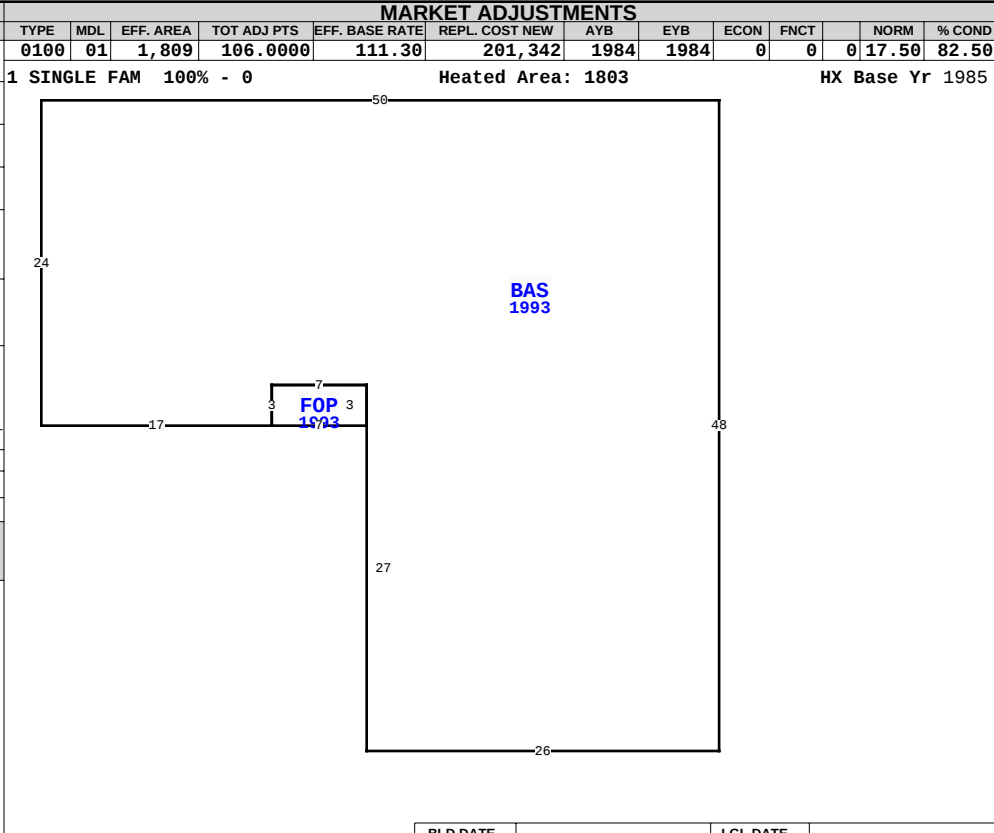
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,803	100	1993	1,803	165,556
FOP	21	30	1993	6	551
TOTALS	1,824			1,809	166,107

EXTRA FEATURES		
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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
1	1242	WD DECK A	0 100	10	10	100.00	SF	10.00	10.00	100	1988	1988	3	20	200	
2	0940	SHEDS/PORT	0 100	10	20	200.00	SF	30.00	30.00	100	1990	1990	3	20	1,200	
3	0940	SHEDS/PORT	0 100	12	16	192.00	SF	30.00	30.00	100	1990	1990	3	20	1,152	
4	0510	GARAGE WD-	0 100	22	42	924.00	SF	35.00	35.00	100	1997	1997	3	23	7,438	
5	0351	CARPORT MT	0 100	30	12	360.00	SF	10.00	10.00	100	1997	1997	3	20	720	
7	0351	CARPORT MT	0 100	40	18	720.00	SF	10.00	10.00	100	2015	2015	3	60	4,320	

LAND DESCRIPTION					
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D
1	000100	C	RES	100	

REVIEW DATE 01/16/2024 BY KBA



95472 CLEMENTS RD, FERNANDINA BEACH

BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE

TOTAL OB/XF		
15,030		

Total Acres: 0.96 Total Land Value: 96,000 Market: 0 Agricultural: 0 Common: 96,000

NASSAU COUNTY PROPERTY PAGE 1 of 1 4

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		166,107
TOTAL MARKET OB/XF VALUE		15,030
TOTAL LAND VALUE - MARKET		96,000
TOTAL MARKET VALUE		277,137
SOH/AGL Deduction		139,898
ASSESSED VALUE		137,239
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		85,828
TOTAL JUST VALUE		277,137
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		267,830

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1531453	18X40CPT	16,070	11/01/2015
E23929	ELEC OTHER	0	10/01/2011

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B1531453	18X40CPT	16,070	11/01/2015
E23929	ELEC OTHER	0	10/01/2011

BUILDING NOTES			

BUILDING DIMENSIONS			
BAS=[YR=1993] W50 S24 E17 FOP=[YR=1993] E7 N3 W7 S3\$ N3 E7 S27 E26 N48\$.			

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