

MALLONEE STEVEN PAUL & LESLIE ANN
1942 CLINCH DRIVE
FERNANDINA BEACH, FL 32034

00-00-30-042C-000E-0010

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall31HARDIE BRD 100

Roof Structur03GABLE/HIP 100

Roof Cover12MODULAR MT 100

Interior Wall05DRYWALL 100

Interior Floo13LVT/LAMNT 100

Air Condition03CENTRAL 100

Heating Type04AIR DUCTED 100

Bedrooms2100

Bathrooms1100

Frame Stories02WOOD FRAME 100
1.1.100

Units0100

BUD8 Adjustme05DIST 1A 100

Occupancy00NONE 100

TOTALS1,4921,018146,389

EXTRA FEATURES

L NOB/XF CODEDESCRIPTIONBLDCAPLWUNITSUTAdj RADJ UNIT PRICEORIG CONDYEAR ONYEAR ACTUALQ% COND OB/XF MKT VALUENOTES

10811CONCRETE B0100002,210.00SF5.205.2010020222022310011,492

20476VF 6 SBPL010000180.00LF32.0032.001002022202231005,760

30470VNYL GATE0100001.00UT300.00300.00100202220223100300

60810CONCRETE A010030390.00SF6.506.5010019501950320117

70510GARAGE WD-01002217374.00SF29.7529.75100195519553202,225

LAND DESCRIPTION

L NUSE CODECLSLAND USE DESCRIPTIONCAPR DLOC ZONEFRONTDEPTHTOT LND UTSTUNIT TYPEDTDPHT FACT% CONDDOT ADJUNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

1000100CSFR100RS-291.00123.0091.20FF1.001.001.001,200.001,200.00109,440

REVIEW DATE07/21/2022BYDJTotal Acres:0.00Total Land Value:109,440Market:0Agricultural:0Common:109,440PRINTED 08/02/2023 BY SYS

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYBECONFNCTNORM% COND

0900011,018128.1420152.17154,909195020100005.5094.50

1SNGL FAM - 100% - 2023Heated Area: 820HX Base Yr 2023

FOP2022BAS1993STP2022

Diagram showing lot dimensions and area calculations.

SUBAREA MARKET VALUE

Basement117,916

Footing28,185

Staircase287

VALUATION SUMMARY

PERMIT NUMDESCRIPTIONAMTISSUED

20218043ADDITION39,38308/01/2021

20218062REMODEL25,00008/01/2021

20214321DEMOLITION004/01/2021

993761H/AC005/01/1999

4037N/A1,40004/21/1987

SALES DATA

OFF RECORD NumberDATETYPEINSTQU / I V / IRSN CD SALE PRICE

2443/16973/11/2021WDQ Q I I01130,000

GRANTOR:BRADDOCK ROBERT C JR

GRANTEE:MALLONEE STEVEN PAU

1479/06962/20/2007WDUU II0175,000

GRANTOR:BRADDOCK ROBERT C & C

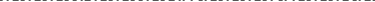
GRANTEE:BRADDOCK ROBERT C J

BUILDING DIMENSIONS

FOP=[YR=2022] W18 BAS=[YR=1993] W30 S24 E40 N10 W10 N14\$ S14 E10 S10 W32 S8 E2 STP=[YR=2022] S2 E10 N2 W10\$ E38 N32\$.

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2023

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