



BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Exterior Wall	15 CONC BLOCK 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 70
Interior Floor	08 SHT VINYL 30
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2 100
Frame	03 MASONRY 100
Stories	1. 1. 100
Units	0 100
BUD8 Adjustme	05 DIST 1A 100
Occupancy	00 NONE 100

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	2,303	98.9800	89.33	205,727	1964	1980	0	0	0	21.00	79.00	

1 SINGLE FAM - 100% - 0 Heated Area: 1495 HX Base Yr

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 8	Tax Dist:		
BUILDING MARKET VALUE			162,524
TOTAL MARKET OB/XF VALUE			2,818
TOTAL LAND VALUE - MARKET			120,000
TOTAL MARKET VALUE			285,342
SOH/AGL Deduction			174,623
ASSESSED VALUE			110,719
TOTAL EXEMPTION VALUE	HX HB WR		55,000
BASE TAXABLE VALUE			55,719
TOTAL JUST VALUE			285,342
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			284,488

Quality	03 Quality Level 03			
DOR CODE	0100 SINGLE FAMILY			
MAP NUM	MKT AREA 02			
NEIGHBORHOOD/LOC	2019.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,495	100	1,495	105,503
FEP	320	80	256	18,066
FOP	96	30	29	2,047
FST	221	55	122	8,609
PTO	12	5	1	70
PTP	80	5	4	282
STP	4	10	0	0
UDU	720	55	396	27,946
TOTALS	2,948		2,303	162,524

1918 CLINCH DR, FERNANDINA BEACH

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

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE

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
1	0810	CONCRETE A	0 100	0	0	576.00	SF	6.50	6.50	100	1980	1980	3	35	1,310	
5	0825	BRICK	0 100	30	4	120.00	SF	6.25	6.25	100	1995	1995	3	91	683	
6	0845	KOOL DECK	0 100	0	0	200.00	SF	7.25	7.25	100	1980	1980	3	35	508	
7	0681	POLE SHED	0 100	11	8	88.00	SF	15.00	15.00	100	1995	1995	3	24	317	

BUILDING NOTES													
BUILDING DIMENSIONS													
BAS=[YR=1993] W15 FEP=[YR=2011] N16 PTO=[YR=2011] N4 W20 S4 E20\$ W20 S16 E20\$ W35 FST=[YR=1993] W1 PTO=[YR=1993] N3 W4 S3 E4\$ W12 S17 E13 N17\$ S17 W13 S15 E13 FOP=[YR=1993] E10 STP=[YR=1993] S1 E4 N1 W4\$ E6 N6 W16 S6\$ N6 E50 N26\$ PTR=W88 UDU=[YR=1993] W24 S30 E24N30\$E88\$.													

LAND DESCRIPTION														TOTAL OB/XF										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	SFR	100		RS-2	100.00	175.00	100.00	FF		1.00	1.00	1.00	1,200.00	1,200.00	120,000							