

BUILDING CHARACTERISTICS		CONSTRUCTION		
ELEMENT	CD			
Exterior Wall	20	FACE BRICK	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		1.5	100	
Frame	02	WOOD FRAME	100	
Stories		1.	100	
Units		0	100	
BUD8 Adjustme	05	DIST 1A	100	
Occupancy	00	NONE	100	
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	1,652	100	1,652	110,849
FEP	232	80	186	12,481
FGR	513	55	282	18,922
FOP	28	30	8	537
TOTALS	2,425		2,128	142,788

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,128	104.8600	94.64	201,394	1968	1980	0	0	29.10	70.90

1 SINGLE FAM - 100% - 1992 Heated Area: 1652 HX Base Yr 1992

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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 8	Tax Dist:		
BUILDING MARKET VALUE		142,788	
TOTAL MARKET OB/XF VALUE		3,999	
TOTAL LAND VALUE - MARKET		121,200	
TOTAL MARKET VALUE		267,987	
SOH/AGL Deduction		153,130	
ASSESSED VALUE		114,857	
TOTAL EXEMPTION VALUE	HX HB WR SL	114,857	
BASE TAXABLE VALUE		0	
TOTAL JUST VALUE		267,987	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		266,926	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0633/0161	8/06/1991	WD Q	Q	I		80,000
GRANTOR: PETERSON VIRGINIA L						
GRANTEE: KYZER GENE & ETHELY						
0524/1099	8/18/1987	WD Q	Q	I		73,000
GRANTOR: BAILEY SAMUEL & JEAN						
GRANTEE: PETERSON VIRGINIA L						

EXTRA FEATURES		1936 CLINCH DR, FERNANDINA BEACH															
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	0811	CONCRETE B	0	100	0	0	204.00	SF	5.20	5.20	100	1968	1968	3	20	212	
2	0811	CONCRETE B	0	100	0	0	960.00	SF	5.20	5.20	100	1985	1985	3	49.5	2,471	
3	0350	CARPORT WD	0	100	0	0	506.00	SF	13.00	13.00	100	1995	1995	3	20	1,316	

LAND DESCRIPTION		TOTAL OB/XF 3,999																						
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	101.00	108.00	101.00	FF		1.00	1.00	1.00	1,200.00	1,200.00	121,200							

BUILDING NOTES	

BUILDING DIMENSIONS	
FGR=[YR=1993] W19 FEP=[YR=1993] N8 W29 BAS=[YR=1993] N4 W23 S39 E25 FOP=[YR=1993] E7 N4 W7 S4 \$ N4 E7 S4 E20 N27 W29 N8 \$ S8 E29 \$ S27 E19 N27 \$ .	