BLOCK L LOT 1 &
N 12FT OF LOT 4 IN OR 2339/998
OAK GROVE SUB #3 PB 3/51

BOATRIGHT CURTIS J & LINDA C
1888 CLINCH DR
FERNANDINA BEACH, FL 32034

2023

00-00-30-042D-000L-0010

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

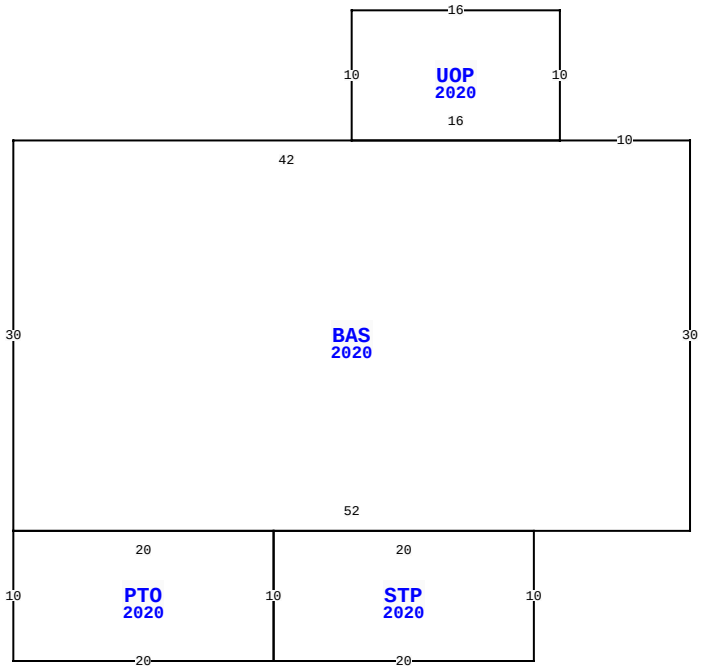
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	2019.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,560	100	1,560	127,063
PTO	200	5	10	815
STP	200	10	20	1,629
UOP	160	20	32	2,607
TOTALS	2,120		1,622	132,113

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0200	01	1,622	109.1400	81.86	132,777	2020	2020	0	0	0	0.50	99.50

1 SFR MODULR – 100% - 2021 Heated Area: 1560 HX Base Yr 2021



1888 CLINCH DR, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 8

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		132,113
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		100,800
TOTAL MARKET VALUE		232,913
SOH/AGL Deduction		89,499
ASSESSED VALUE		143,414
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		93,414
TOTAL JUST VALUE		232,913
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		238,879

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20003545	NEW CONSTR	0	04/27/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2339/0998	2/13/2020	WD	U	V	11	100
GRANTOR: BOATRIGHT SARA C						
GRANTEE: BOATRIGHT CURTIS J						
2121/1879	5/22/2017	LE	U	I	11	100
GRANTOR: BOATRIGHT SARA C						
GRANTEE: BOATRIGHT SIMON P J						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] W10 UOP=[YR=2020] N10 W16 S10 E16 $ W42 S30
PTO=[YR=2020] S10 E20 STP=[YR=2020] E20 N10 W20 S10 $ N10
W20 $ E52 N30 $.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	SFR	100		RS-2	0.00	0.00	84.00	FF		1.00	1.00	1.00	1,200.00	1,200.00	100,800							

REVIEW DATE 04/13/2021 BY RK Total Acres: 0.00 Total Land Value: 100,800 Market: 0 Agricultural: 0 Common: 100,800 PRINTED 08/02/2023 BY SYS