

LOT 1 & E60 FT OF LOT 2
IN OR 1835/1592
ST PATRICKS COVE PB 3/26

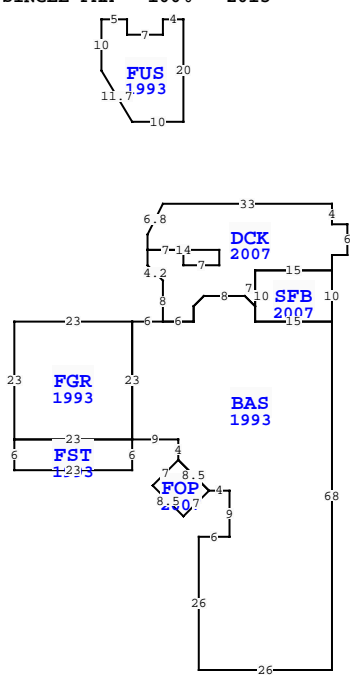
LANCASTER REGINA M/LANCASTER GAYLE MARK
2423 CLINCH DR
FERNANDINA BEACH, FL 32034

2023

00-00-30-0660-0001-0010
00-00-30-0660-0001-0010

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	09	PINE WOOD	100
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		3	100
Frame	02	WOOD FRAME	100
Stories		2.	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
BAS	2,091	100	2,091
DCK	582	10	58
FGR	529	55	291
FOP	60	30	18
FST	138	55	76
FUS	269	100	269
SFB	150	80	120
TOTALS	3,819		2,923

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
2	SINGLE FAM	- 100%	- 2013		292,622	1978	1985	0	0	28.50	71.50
				Heated Area:	2480			HX Base Yr 2013			



NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 8	Tax Dist:		
BUILDING MARKET VALUE			209,225
TOTAL MARKET OB/XF VALUE			6,267
TOTAL LAND VALUE - MARKET			138,000
TOTAL MARKET VALUE			353,492
SOH/AGL Deduction			151,201
ASSESSED VALUE			202,291
TOTAL EXEMPTION VALUE	HX HB	50,000	
BASE TAXABLE VALUE			152,291
TOTAL JUST VALUE			353,492
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			351,552

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20218582	REMODEL	75,000	08/01/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1898/0590	3/15/2013	QC	U	I	11	100
GRANTOR: LANCASTER JEFFREY TOD						
GRANTEE: LANCASTER GAYLE MAR						
1881/1664	9/27/2013	QC	U	I	11	100
GRANTOR: LANCASTER JEFFREY TOD						
GRANTEE: LANCASTER GAYLE MAR						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND
1	0811	CONCRETE B	0	100	0	0	600.00	SF	5.20	5.20	100
2	0811	CONCRETE B	0	100	0	0	1,280.00	SF	5.20	5.20	100
3	0850	PEBBLE WLK	0	100	0	0	136.00	SF	3.50	3.50	100
4	0825	BRICK	0	100	0	0	85.00	SF	12.50	12.50	100
5	0802	ASPHALT B	0	100	0	0	1,021.00	SF	2.40	2.40	100

TOTAL OB/XF											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND
2423 CLINCH DR, FERNANDINA BEACH											
BLD DATE											
XF DATE											
INC DATE											
LGL DATE											
LAND DATE											
AG DATE											
6,267											

BUILDING NOTES											

BUILDING DIMENSIONS											
DCK=[YR=2007] W7 S3 D3 R3 S8 BAS=[YR=1993] W6											
FGR=[YR=1993] W23 S23 FST=[YR=1993] S6 E23 N6 W23 \$ E23 N23											
\$ S23 E9 S4FOP=[YR=2007] L5 D5 D6 R6 R5 U5 U6 L6 \$ R6											
D6 E4 S9 W6 S26 E26 N68 SFB=[YR=2007] N10 W15 S10 E15 \$ W15											
N3 L2 U2 W8 D2 L2 S3 W6 \$ E6 N3 R2 U2 E8 D2 R2 N7 E15											
N3 E3 N6 W3 N4 W33 L3 D6 S3 E14 S3 W7 N3 \$ PTR= N25											
FUS=[YR=1993] N20 W4 S3 W7 N3 W5 S10 D10 R6 E10 \$ S25 \$.											

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	SFR	100		RS-2	115.00	160.00	115.00	FF	1.00