

W40 FT OF LOT 2 &
E60 FT OF LOT 3
IN OR 1835/1589

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

2023

00-00-30-0660-0002-0020



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	07	ASB SHNGLE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories		1. 1. 100
Units		0 100
BUD8 Adjustme	05	DIST 1A 100
Occupancy	00	NONE 100

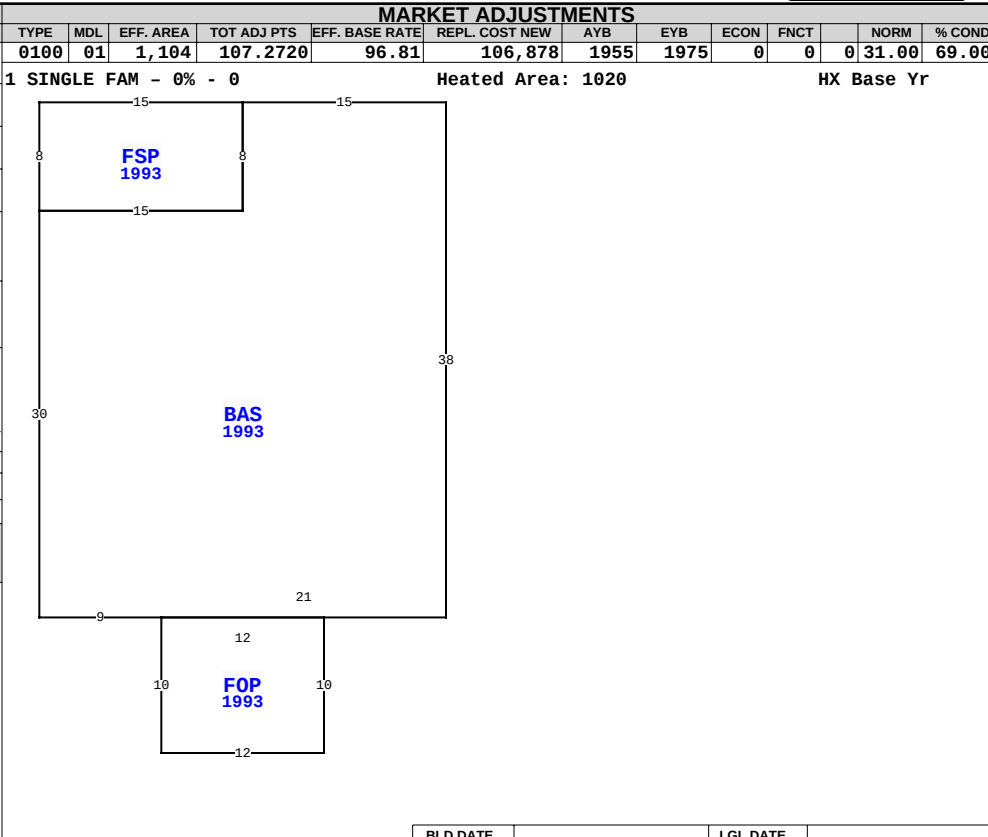
Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	2018.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,020	100	1,020	68,135
FOP	120	30	36	2,405
FSP	120	40	48	3,206
TOTALS	1,260		1,104	73,746

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
1	0810	CONCRETE A	0	0	0	0	352.00	SF	6.50	6.50	100	1985	1985

LAND DESCRIPTION													
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
1	000100	C	SFR	0		RS-2	100.00	144.00	100.00	FF		1.00	1.00

REVIEW DATE 03/07/2018 BY DJX



620 DONNIE LN, FERNANDINA BEACH	BLD DATE		LGL DATE	
	XF DATE		LAND DATE	
	INC DATE		AG DATE	

TOTAL OB/XF													
1,133													

Total Acres: 0.00 Total Land Value: 120,000 Market: 0 Agricultural: 0 Common: 120,000

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1 8
VALUATION BY	STANDARD		
Tax Group: 8	Tax Dist:		
BUILDING MARKET VALUE	73,746		
TOTAL MARKET OB/XF VALUE	1,133		
TOTAL LAND VALUE - MARKET	120,000		
TOTAL MARKET VALUE	194,879		
SOH/AGL Deduction	53,585		
ASSESSED VALUE	141,294		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	141,294		
TOTAL JUST VALUE	194,879		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	194,680		

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1835/1589	1/17/2013	QC U	I	I	11	100	
GRANTOR: LANCASTER ELMER DONAL							
GRANTEE: LANCASTER REGINA M							
1420/0304	6/15/2006	QC U	I	I	01	100	
GRANTOR: LANCASTER E DONALD &							
GRANTEE: LANCASTER ELMER DON							

BUILDING NOTES													

BUILDING DIMENSIONS													
BAS=[YR=1993] W15 FSP=[YR=1993] W15 S8 E15 N8\$ S8 W15 S30 E9 FOP=[YR=1993] S10 E12 N10W12\$ E21 N38\$.													