LOTS 11 & 12
IN OR 2055/1183
ST PATRICKS COVE PB 3/26

MAYNARD KRISTOPHER RYAN &/BENNETT SAMANTHA K
2257 CLINCH DRIVE
FERNANDINA BEACH, FL 32034

2023

00-00-30-0660-0011-0000

BUILDING CHARACTERISTICS

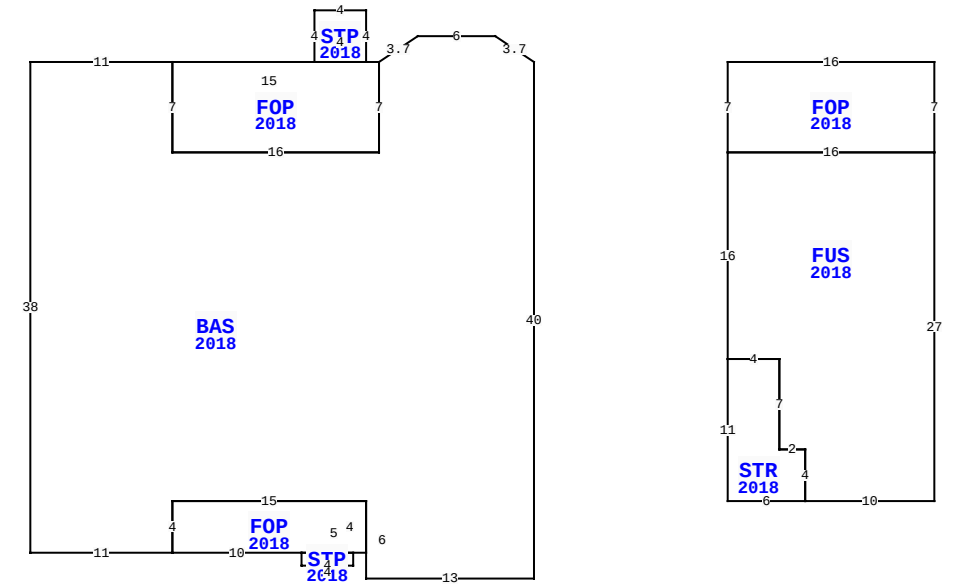
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	1,354	100	1,354	177,900
FOP	60	30	18	2,365
FOP	112	30	34	4,467
FOP	112	30	34	4,467
FUS	380	100	380	49,928
STP	4	10	0	0
STP	16	10	2	263
STR	52	10	5	657
TOTALS	2,090		1,827	240,047

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,827	112.9000	134.07	244,946	2018	2018	0	0	0	2.00	98.00

1 SNGL FAM – 100% - 2019 Heated Area: 1734 HX Base Yr 2019



2257 CLINCH DR, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		240,047
TOTAL MARKET OB/XF VALUE		5,005
TOTAL LAND VALUE - MARKET		156,000
TOTAL MARKET VALUE		401,052
SOH/AGL Deduction		164,628
ASSESSED VALUE		236,424
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		186,424
TOTAL JUST VALUE		401,052
NCON VALUE		1,209
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		376,930

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22005124	GARAGE	15,808	04/04/2022
B1709679	NEW CONSTR	202,682	11/01/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2055/1183	6/28/2016	WD	Q	V	01	69,000
GRANTOR: WATSON JOHN P						
GRANTEE: MAYNARD KRISTOPHER						
0947/0535	8/29/2000	WD	Q	V		12,000
GRANTOR: REED JONATHAN J & KIM						
GRANTEE: WATSON JOHN P						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] U2 L3 W6 D2 L3 FOP=[YR=2018] W1
STP=[YR=2018] N4 W4 S4 E4 $ W15 S7 E16 N7$ S7 W16 N7 W11 S38
E11 FOP=[YR=2018] E10 STP=[YR=2018] S1 E4 N1 W4$ E5 N4 W15
S4$ N4 E15 S6 E13 N40$ PTR=E15 FOP=[YR=2018] E16 S7
FUS=[YR=2018] S27 W10 STR=[YR=2018] W6 N11 E4 S7 E2 S4$ N4 W2
N7 W4 N16 E16$ W16 N7$ W15$.

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
1	0810	CONCRETE A	0	100	0	0	392.00	SF	6.50	6.50	100	2018	2018	3	98	2,497	
2	0810	CONCRETE A	0	100	0	0	204.00	SF	6.50	6.50	100	2018	2018	3	98	1,299	
3	0810	CONCRETE A	0	100	0	0	186.00	SF	6.50	6.50	100	2022	2022	3	100	1,209	

LAND DESCRIPTION

TOTAL OB/XF 5,005

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	100.00	275.00	100.00	FF		1.00	1.00	1.30	1,200.00	1,560.00	156,000							

REVIEW DATE 09/20/2022 BY TW Total Acres: 0.00 Total Land Value: 156,000 Market: 0 Agricultural: 0 Common: 156,000 PRINTED 08/02/2023 BY SYS