LOT 18 E1/2 OF 19
ST PATRICKS COVE PB 3/26

HARPER FAMILY TRUST/HARPER CURTIS W TRUSTEE
2069 CLINCH DRIVE
FERNANDINA BEACH, FL 32034

2023

00-00-30-0660-0018-0000

BUILDING CHARACTERISTICS

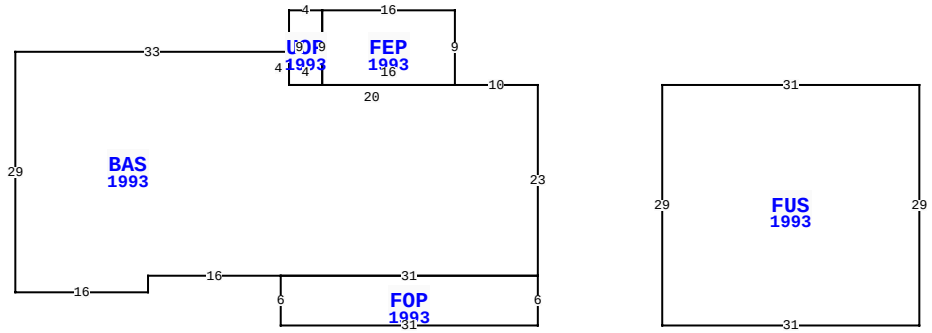
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 70
Exterior Wall	05	AVERAGE 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
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	1,613	100	1,613	93,375
FEP	144	80	115	6,657
FOP	186	30	56	3,242
FUS	899	100	899	52,042
UOP	36	20	7	405
TOTALS	2,878		2,690	155,721

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,690	102.1440	92.18	247,964	1955	1955	0	0	0	37.20	62.80

1 SINGLE FAM – 100% - 0 Heated Area: 2512 HX Base Yr



2069 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		155,721
TOTAL MARKET OB/XF VALUE		25,582
TOTAL LAND VALUE - MARKET		132,000
TOTAL MARKET VALUE		313,303
SOH/AGL Deduction		187,461
ASSESSED VALUE		125,842
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		75,842
TOTAL JUST VALUE		313,303
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		300,146

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0412398	REPAIR/RRF	2,450	03/01/2004
R992132	REPAIR/RRF	2,500	11/01/1999
8268	GARAGE	14,144	07/28/1992
8222	DEMOLITION	0	07/02/1992
4013	H/AC	1,800	11/14/1991

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2651/521	6/23/2023	WD	U	I	11	100
GRANTOR: HARPER CURTIS W & BAR						
GRANTEE: HARPER FAMILY TRUST						
0329/0095	1/01/1981	WD	Q	I		38,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W10 FEP=[YR=1993] N9 W16 UOP=[YR=1993] W4 S9 E4 N9$ S9 E16$ W20 N4 W33 S29 E16 N2 E16 FOP=[YR=1993] S6 E31 N6 W31$ E31 N23 $ PTR=E15 FUS=[YR=1993] E31 S29 W31 N29$ 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	0511	GARAGE CB-	0	100	26	32	832.00	SF	40.00	40.00	100	1992	1992	3	66	21,965	
2	0810	CONCRETE A	0	100	25	3	75.00	SF	6.50	6.50	100	1980	1980	3	35	171	
3	0811	CONCRETE B	0	100	32	25	800.00	SF	5.20	5.20	100	1992	1992	3	66	2,746	
4	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1955	1955	3	20	700	

LAND DESCRIPTION

TOTAL OB/XF 25,582

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	150.00	100.00	FF		1.00	1.00	1.10	1,200.00	1,320.00	132,000							

REVIEW DATE 03/07/2018 BY DJX Total Acres: 0.00 Total Land Value: 132,000 Market: 0 Agricultural: 0 Common: 132,000 PRINTED 08/02/2023 BY SYS