LOT 1 (EX W250 FT OF LOT 1)
IN OR 2391/749 (EX S-3 & S-4)
CASHEN LOT 20 PB 3/38

SMITH LISA A
1741 CLINCH DR
FERNANDINA BEACH, FL 32034

2023

00-00-30-0700-0001-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

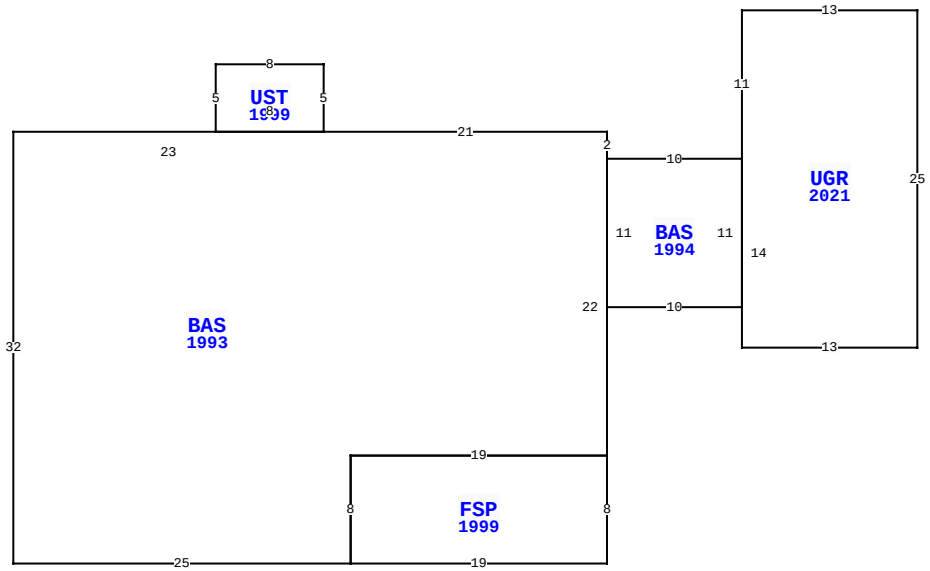
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	05	AVERAGE 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	03	MASONRY 100
Stories	1.	1. 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	1,256	100	1,256	139,556
BAS	110	100	110	12,222
FSP	152	40	61	6,778
UGR	325	45	146	16,222
UST	40	45	18	2,000
TOTALS	1,883		1,591	176,778

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,591	124.6440	148.01	235,484	1954	1990	0	0	0	24.93	75.07

1 SNGL FAM – 100% - 2022 Heated Area: 1366 HX Base Yr 2022



1741 CLINCH DR, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		176,778
TOTAL MARKET OB/XF VALUE		49,422
TOTAL LAND VALUE - MARKET		144,000
TOTAL MARKET VALUE		370,200
SOH/AGL Deduction		17,149
ASSESSED VALUE		353,051
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		303,051
TOTAL JUST VALUE		370,200
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		342,768

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20217566	SWIM POOL	69,700	08/01/2021
R991626	REPAIR/RRF	2,100	03/09/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2391/0749	9/08/2020	WD	Q	I	01	265,000
GRANTOR: LANGSHAW KINSEY						
GRANTEE: SMITH LISA A						
2391/0748	9/08/2020	QC	U	I	11	100
GRANTOR: LANGSHAW KAREN						
GRANTEE: LANGSHAW KINSEY C						

BUILDING NOTES

BUILDING DIMENSIONS

UGR=[YR=2021] W13 S11 BAS=[YR=1994] W10 BAS=[YR=1993] N2 W21 UST=[YR=1999] N5 W8 S5 E8 $ W23 S32 E25 FSP=[YR=1999] E19 N8 W19 S8 $ N8 E19 N22 $ S11 E10 N11 $ S14 E13 N25 $.

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	0801	ASPHALT A	0	100	0	0	1,776.00	SF	3.00	3.00	100	1990	1990	3	50	2,664	
2	0861	POOL GUNIT	0	100	0	0	512.00	SF	85.00	85.00	100	2021	2021	3	98	42,650	
3	0855	CONC PAVER	0	100	0	0	316.00	SF	13.00	13.00	100	2021	2021	3	100	4,108	

LAND DESCRIPTION

TOTAL OB/XF 49,422

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	0006	RS-2	100.00	201.00	100.00	FF		1.00	1.00	1.20	1,200.00	1,440.00	144,000							

REVIEW DATE 02/15/2022 BY DJ Total Acres: 0.00 Total Land Value: 144,000 Market: 0 Agricultural: 0 Common: 144,000 PRINTED 08/02/2023 BY SYS