

PT E OF CLINCH DR W OF RR
& S OF BLOCKS 208 & 317
IN OR 2101/163

DAHLKE JAMES S TRUST/DAHLKE JAMES S TRUSTEE
1588 CLINCH DRIVE
FERNANDINA BEACH, FL 32034

2023

00-00-30-0800-0000-0050



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 90
Roof Cover	12	MODULAR MT 10
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	3	100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units	0	100

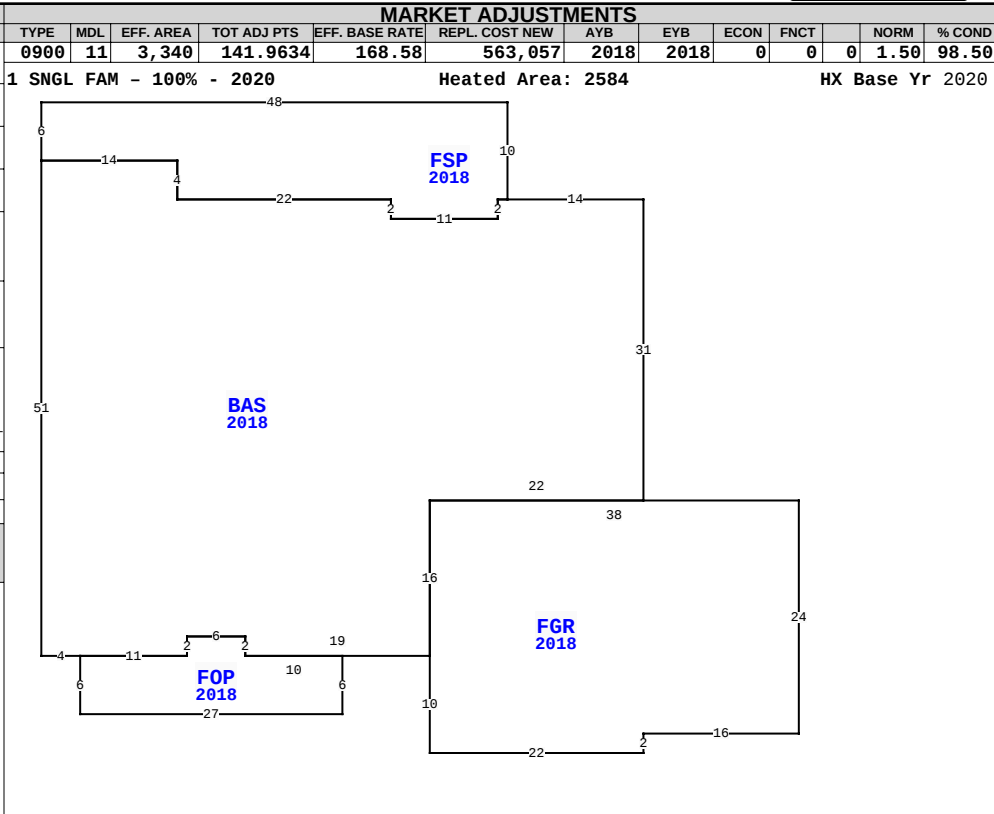
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA
		02
NEIGHBORHOOD/LOC	2019.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,584	100	2,584	429,077
FGR	956	55	526	87,343
FOP	174	30	52	8,635
FSP	446	40	178	29,557

TOTALS	4,160	3,340	554,611
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0504	FP-ELECTRI	0 100	0	0	1.00	UT	2,000.00	2,000.00
2	0855	CONC PAVER	0 100	0	0	4,912.00	SF	7.00	7.00
3	0855	CONC PAVER	0 100	0	0	120.00	SF	7.00	7.00
4	0462	ST/AL FNC	0 100	0	0	216.00	SF	10.00	10.00
5	0861	POOL GUNIT	0 100	0	0	402.00	SF	85.00	85.00
6	0911	SCRN RM A	0 100	0	0	1,152.00	SF	17.50	17.50
7	0855	CONC PAVER	0 100	0	0	749.00	SF	7.00	7.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000115	C	SFR ACRES	100		RS-2	0.00	0.00	1.47



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

TOTAL OB/XF									
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NASSAU COUNTY PROPERTY									
VALUATION SUMMARY									
VALUATION BY	STANDARD								
Tax Group: 8	Tax Dist:								
BUILDING MARKET VALUE	554,611								
TOTAL MARKET OB/XF VALUE	91,672								
TOTAL LAND VALUE - MARKET	110,250								
TOTAL MARKET VALUE	756,533								
SOH/AGL Deduction	186,277								
ASSESSED VALUE	570,256								
TOTAL EXEMPTION VALUE	50,000								
BASE TAXABLE VALUE	520,256								
TOTAL JUST VALUE	756,533								
NCON VALUE	0								
INCOME VALUE									
PREVIOUS YEAR MKT VALUE	674,072								

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1801272	CO ISSUED	0	02/06/2018
B1708190	SCRNRM	3,247	09/15/2017
B1707789	SWIM POOL	59,000	08/29/2017
B1705054	NEW CONSTR	350,563	06/08/2017

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2101/0163	2/10/2017	WD	Q	V	01	141,000	
GRANTOR:MCNULTY DENNIS K							
GRANTEE: JAMES S DAHLKE TRUS							
1820/1119	9/21/2012	WD	U	V	30	30,000	
GRANTOR: CBC NATIONAL BANK							
GRANTEE: MCNULTY DENNIS K							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2018] W14 FSP=[YR=2018] N10 W48 S6 E14 S4 E22 S2 E11 N2 E1\$ W1 S2 W11 N2 W22 N4 W14 S51 E4 FOP=[YR=2018] S6 E27 N6 W10 N2 W6 S2 W11\$ E11 N2 E6 S2 E19 FGR=[YR=2018] S10 E22 N2 E16 N24 W38 S16\$ N16 E22 N31\$.									