

IN NW1/4 OF SEC 30 E OF
CLINCH DR IN OR 1496/776
SUB OF SEC 30 PB 1/5

PRICE LINDA P & JAMES M
1606 CLINCH DRIVE
FERNANDINA BEACH, FL 32034

2023

00-00-30-0800-0000-0051



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	01	MINIMUM 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 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

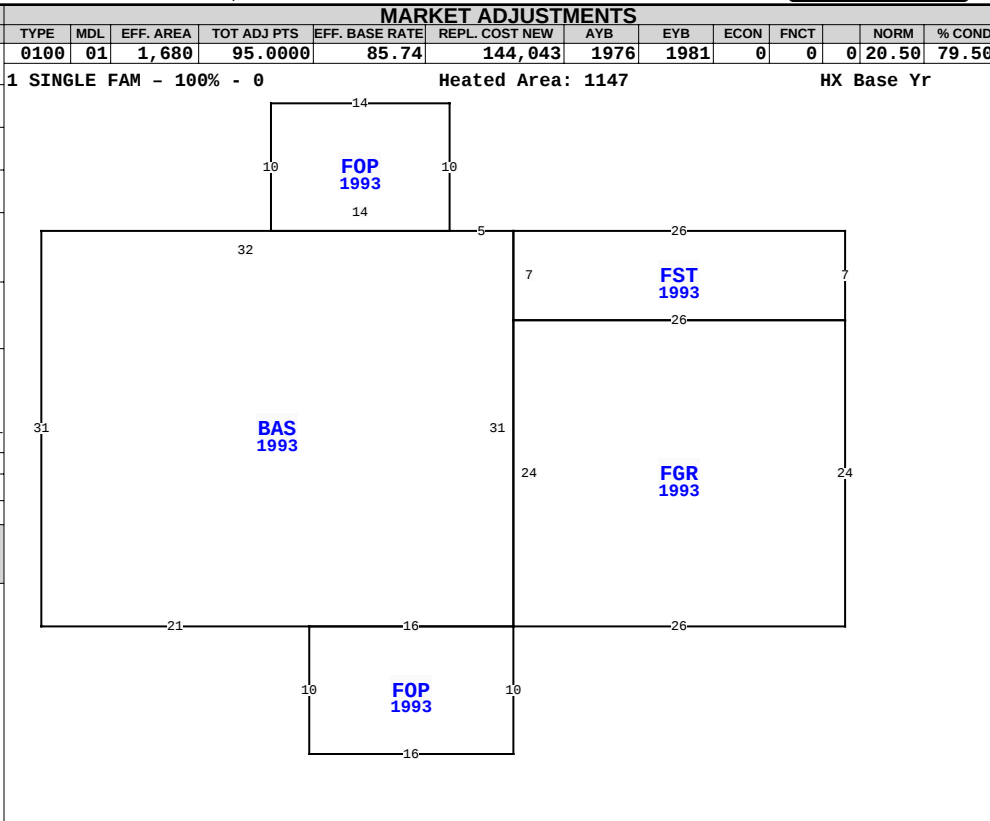
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,147	100	1,147	78,183
FGR	624	55	343	23,380
FOP	140	30	42	2,863
FOP	160	30	48	3,272
FST	182	55	100	6,816

TOTALS	2,253		1,680	114,514
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0510	GARAGE WD-	0 100	22	35	770.00	SF	24.85	24.85
2	0812	CONCRETE C	0 100	0	0	2,780.00	SF	4.00	4.00
3	0351	CARPORT MT	0 100	20	31	620.00	SF	7.50	7.50

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	100		RS-2	135.00	235.00	135.00

REVIEW DATE 08/01/2022 BY KBA



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

TOTAL OB/XF									
									7,871

Total Acres: 0.00 Total Land Value: 162,000 Market: 0 Agricultural: 0 Common: 162,000

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1 8
VALUATION BY	STANDARD		
Tax Group: 8	Tax Dist:		
BUILDING MARKET VALUE	114,514		
TOTAL MARKET OB/XF VALUE	7,871		
TOTAL LAND VALUE - MARKET	162,000		
TOTAL MARKET VALUE	284,385		
SOH/AGL Deduction	171,082		
ASSESSED VALUE	113,303		
TOTAL EXEMPTION VALUE	50,000		
BASE TAXABLE VALUE	63,303		
TOTAL JUST VALUE	284,385		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	280,460		

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1496/0776	5/02/2007	QC	U	I	01	100	
GRANTOR: PITCHER LINDA J & JAM							
GRANTEE: PRICE LINDA P & JAM							
0695/0373	12/28/1993	WD	Q	I		70,000	
GRANTOR: EVANS SHERMAN							
GRANTEE: PITCHER & PRICE							

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS=[YR=1993] W5 FOP=[YR=1993] N10 W14 S10 E14\$ W32 S31 E21									
FOP=[YR=1993] S10 E16 N10W16\$ E16 FGR=[YR=1993] E26 N24									
FST=[YR=1993] N7 W26 S7E26\$ W26 S24\$ N31\$.									