

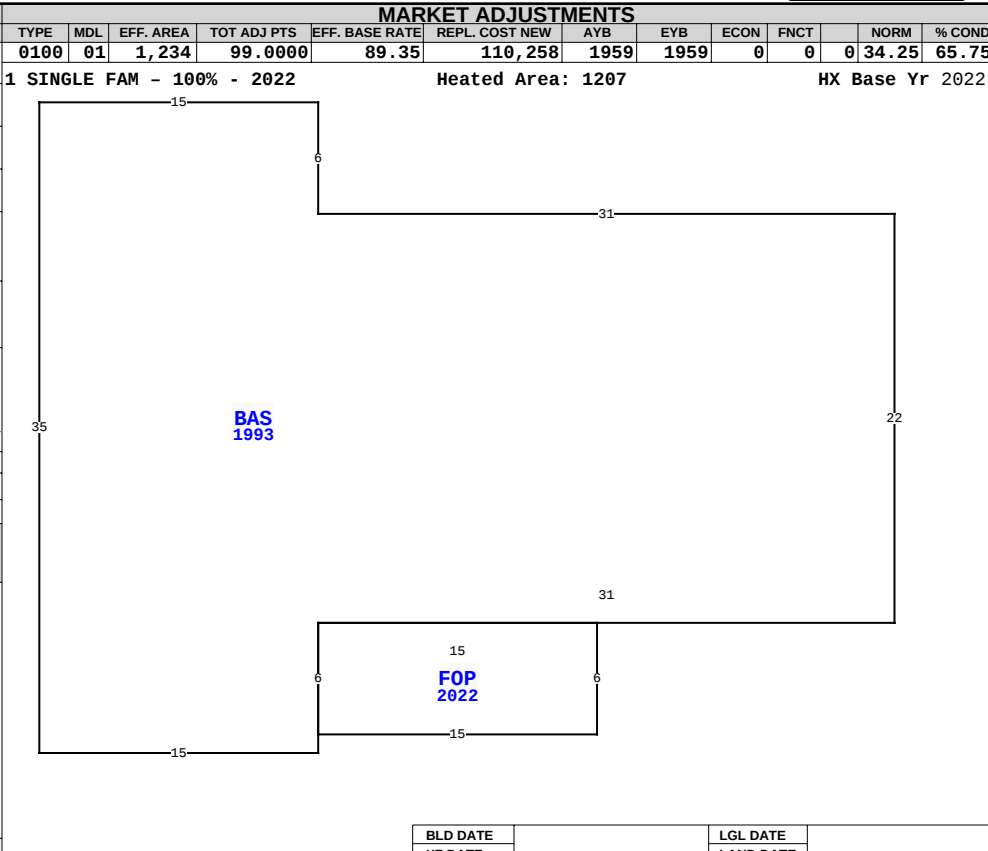


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1.5 100
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	1,207	100	1,207	70,908
FOP	90	30	27	1,586
TOTALS	1,297		1,234	72,495

L N	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	3	32	96.00	SF	6.50	6.50	100	1960	1960	3	20	125	
2	0810	CONCRETE A	0 100	4	4	16.00	SF	6.50	6.50	100	1980	1980	3	35	36	
3	0351	CARPORT MT	0 100	17	10	170.00	SF	5.90	5.90	100	2007	2007	3	35	351	
4	0810	CONCRETE A	0 100	0	0	352.00	SF	6.50	6.50	100	2022	2022	3	100	2,288	

LAND DESCRIPTION			TOTAL OB/XF 2,800													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE
1	000100	C	SFR	100		RS-2	90.00	175.00	90.00	FF		1.00	1.00	1.00	1,200.00	1,200.00



1627 CLINCH DR, FERNANDINA BEACH

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

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,234	99.0000	89.35	110,258	1959	1959	0	0	0	34.25	65.75

NASSAU COUNTY PROPERTY				PAGE 1 of 2	8
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 8			Tax Dist:
BUILDING MARKET VALUE		106,661			
TOTAL MARKET OB/XF VALUE		2,800			
TOTAL LAND VALUE - MARKET		108,000			
TOTAL MARKET VALUE		217,461			
SOH/AGL Deduction		0			
ASSESSED VALUE		217,461			
TOTAL EXEMPTION VALUE		HX HB 50,000			
BASE TAXABLE VALUE		167,461			
TOTAL JUST VALUE		217,461			
NCON VALUE		36,537			
INCOME VALUE					
PREVIOUS YEAR MKT VALUE		180,926			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21015208	NEW CONSTR	75,448	11/03/2021
M961784	H/AC	0	08/01/1996
E941250	CHNGE SRVC	200	09/01/1994

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2513/1224	10/26/2021	QC U	I	I	11	38,500
GRANTOR: ALLEN JEANNETTE M						
GRANTEE: ALLEN CHRISTOPHER K						
2501/0085	9/17/2021	FJ U	I	I	11	0
GRANTOR: ALLEN NORMAN L EST						
GRANTEE: ALLEN JEANETTE M						

BUILDING NOTES																
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BUILDING DIMENSIONS																
BAS=[YR=1993] W31 N6 W15 S35 E15 N1 FOP=[YR=2022] E15 N6 W15 S6 \$ N6 E31 N22 \$.																



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	0	0 100
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
BAS	1,260	100
TOTALS	1,260	1,260

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
6500	11	1,260	78.2496	27.39	34,511	2022	2022	0	0	1.00	99.00
2 GARAGE RES - 100% - 2022						Heated Area: 1260		HX Base Yr 2022			
28 45 45 28 BAS 2022											
BLD DATE				LGL DATE							