PT OF S1/2 OF LOT 1
IN OR 1964/1155
SUB OF SEC 30 PBK 1/5

GORHAM JOHN S & CONNIE R
1655 CLINCH DR
FERNANDINA BEACH, FL 32034

2023

00-00-30-0800-0001-0040

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

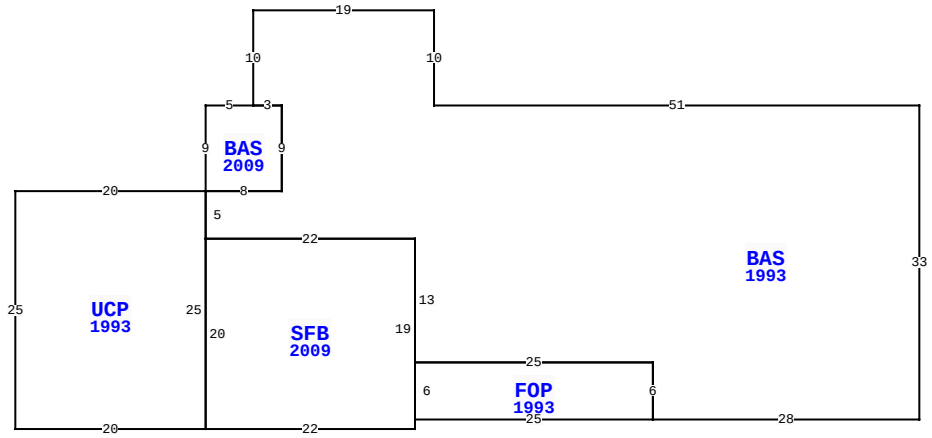
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	05	DIST 1A 100
Occupancy	00	NONE 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	2,025	100	2,025	158,064
BAS	72	100	72	5,620
FOP	150	30	45	3,513
SFB	440	80	352	27,476
UCP	500	20	100	7,806
TOTALS	3,187		2,594	202,479

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,594	120.9600	109.17	283,187	1969	1985	0	0	0	28.50	71.50

1 SINGLE FAM – 100% - 2020 Heated Area: 2449 HX Base Yr 2020



1655 CLINCH DR, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		202,479
TOTAL MARKET OB/XF VALUE		8,291
TOTAL LAND VALUE - MARKET		79,200
TOTAL MARKET VALUE		289,970
SOH/AGL Deduction		64,513
ASSESSED VALUE		225,457
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		175,457
TOTAL JUST VALUE		289,970
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		286,639

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1964/1155	2/25/2015	WD	Q	I	01	250,000
GRANTOR: HOVEN DAVID F &						
GRANTEE: GORHAM JOHN S & CON						
1680/0699	5/28/2010	WD	Q	I	02	251,000
GRANTOR: SANDERS SHERRI O'CONN						
GRANTEE: HOVEN DAVID F & KAR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W51 N10 W19 S10 BAS=[YR=2009] W5 S9
UCP=[YR=1993] W20 S25 E20 SFB=[YR=2009] E22 N1 FOP=[YR=1993]
E25 N6 W25 S6 $ N19 W22 S20 $ N25 $ E8 N9 W3 $ E3 S9 W8 S5
E22 S13 E25 S6 E28 N33 $.

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	0810	CONCRETE A	0	100	0	0	562.00	SF	6.50	6.50	100	1969	1969	3	21	767	
2	0100	BAR-B-Q	0	100	0	0	1.00	UT	1,800.00	1,800.00	100	1969	1969	3	20	360	
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1981	1981	3	51.5	1,803	
5	0845	KOOL DECK	0	100	0	0	866.00	SF	2.18	2.18	100	1980	1980	3	35	659	
6	0855	CONC PAVER	0	100	10	5	50.00	SF	10.00	10.00	100	1991	1991	3	64	320	
7	0825	BRICK	0	100	9	5	45.00	SF	12.50	12.50	100	1991	1991	3	88	495	
8	1076	TRELLIS A	0	100	22	6	132.00	SF	3.75	3.75	100	2007	2007	3	52	257	
9	0940	SHEDS/PORT	0	100	10	22	220.00	SF	30.00	30.00	100	2011	2011	3	55	3,630	

LAND DESCRIPTION

TOTAL OB/XF 8,291

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	000115	C	SFR ACRES	100	0006	RS-2	0.00	0.00	0.88	AC		1.00	1.00	1.00	90,000.00	90,000.00	79,200							

REVIEW DATE 05/18/2020 BY DJA Total Acres: 0.88 Total Land Value: 79,200 Market: 0 Agricultural: 0 Common: 79,200 PRINTED 08/02/2023 BY SYS