

GRANGER DAVID A & PEG K MCKEE
PO BOX 75
FERNANDINA BEACH, FL 32035

00-00-30-0800-0001-0050



BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION
Exterior Wall10ABOVE AVG 100
Roof Structur03GABLE/HIP 100
Roof Cover12MODULAR MT 100
Interior Wall05DRYWALL 100
Interior Floo12HARDWOOD 70
Interior Floo11CLAY TILE 30
Air Condition03CENTRAL 100
Heating Type04AIR DUCTED 100

Bedrooms5 100
Bathrooms4.5 100
Frame03MASONRY 100

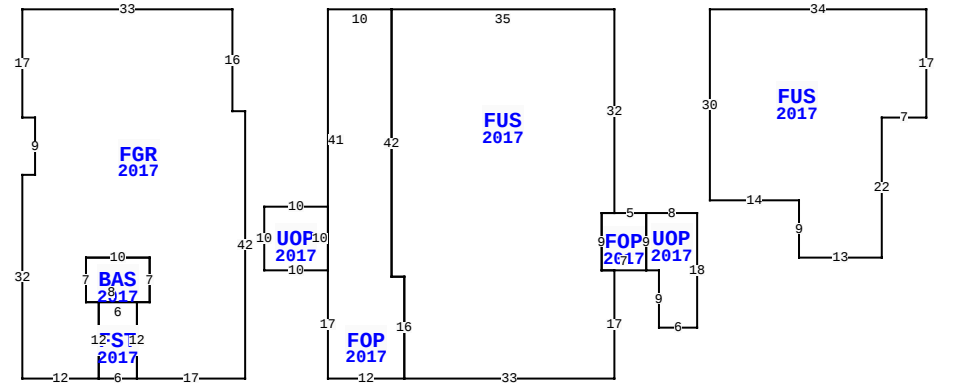
Stories2.52.5 100
Units0100SINGLE FAMILY
Occupancy00NONE 100

Quality04Quality Level 04
DOR CODE0100SINGLE FAMILY
MAP NUMMKT AREA02
NEIGHBORHOOD/LOC2019.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	70	100	70	8,988
FGR	1,838	55	1,011	129,802
FOP	63	30	19	2,439
FOP	612	30	184	23,624
FST	72	55	40	5,135
FUS	1,046	100	1,046	134,295
FUS	1,980	100	1,980	254,212
UOP	100	20	20	2,568
UOP	126	20	25	3,210

TOTALS5,9074,395564,273

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYBECONFNCTNORM% COND
0900014,395110.3256131.01575,789201720170002.0098.00
1 SNGL FAM - 100% - 2018Heated Area: 3096HX Base Yr 2018

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

NASSAU COUNTY PROPERTY VALUATION SUMMARY PAGE 1 of 18

VALUATION BY STANDARD
Tax Group: 8 Tax Dist:
BUILDING MARKET VALUE564,273
TOTAL MARKET OB/XF VALUE1,960
TOTAL LAND VALUE - MARKET431,100
TOTAL MARKET VALUE997,333
SOH/AGL Deduction144,807
ASSESSED VALUE852,526
TOTAL EXEMPTION VALUE HX HB50,000
BASE TAXABLE VALUE802,526
TOTAL JUST VALUE997,333
NCON VALUE0
INCOME VALUE
PREVIOUS YEAR MKT VALUE947,346

PERMIT NUMDESCRIPTIONAMTISSUED
AP155073CO ISSUED001/20/2017
B153140ANEW CONSTR0011/10/2015
B153140ANEW CONSTR0011/10/2015

SALES DATA
OFF RECORDTypeQ V I RSN SALE
NumberINSTU CDPRICE
2046/06465/10/2016WDUV11100
GRANTOR:HOPPE TIMOTHY A & JOY
GRANTEE:GRANGER DAVID A & P
2010/030410/09/2015WDUV11100
GRANTOR:MCKEE LOUIS L JR & TI
GRANTEE:GRANGER DAVID A & P

BUILDING NOTES

BUILDING DIMENSIONS
FGR=[YR=2017] W33 S17 E2 S9 W2 S32 E12 FST=[YR=2017] E6 N12
BAS=[YR=2017] E2 N7 W10 S7 E8\$ W6 S12\$ N12 W2 N7 E10 S7 W2
S12 E17 N42 W2 N16\$ PTR=E15 FOP=[YR=2017] E10 FUS=[YR=2017]
E35 S32 FOP=[YR=2017] E5 UOP=[YR=2017] E8 S18 W6 N9 W2 N9\$ S9
W7 N9 E2\$ W2 S9 E2 S17 W33 N16 W2 N42\$ S42 E2 S16 W12 N17
UOP=[YR=2017] W10 N10 E10 S10\$ N41\$ W15\$ PTR=E75
FUS=[YR=2017] E34 S17 W7 S22 W13 N9 W14 N30\$ W75\$.

EXTRA FEATURES1611 CLINCH DR, FERNANDINA BEACH

LAND DESCRIPTION TOTAL OB/XF1,960

LNUSE CODECLS LAND USE DESCRIPTIONCAPRD LOC ZONEFRONTDEPTHTOT LND UTSPUNIT TYPEDPTH FACT% CONDTOT ADJ UNIT PRICEADJ UNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYR CONSRV
1000100CSFR100RS-20.000.004.79AC1.001.001.0090,000.0090,000.00431,100

REVIEW DATE08/01/2022BYKBA Total Acres: 4.79Total Land Value: 431,100Market: 0Agricultural: 0Common: 431,100 PRINTED 08/02/2023 BY SYS