

LOT S1/2 OF 2 OR 2210/1100
(EX S-5 & S-6)
SUB OF SEC 30 PB 1/5

JEWELL SIDNEY R
1650 CLINCH DR
FERNANDINA BEACH, FL 32034

2023

00-00-30-0800-0002-0030



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 70
Interior Floo	13	LVT/LAMNT 30
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
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
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NEIGHBORHOOD/LOC	2019.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	196	100	196	17,657
BAS	1,872	100	1,872	168,638
BAS	208	100	208	18,738
FGR	598	55	329	29,637
FOP	360	30	108	9,729
FST	126	55	69	6,216
PTO	520	5	26	2,342

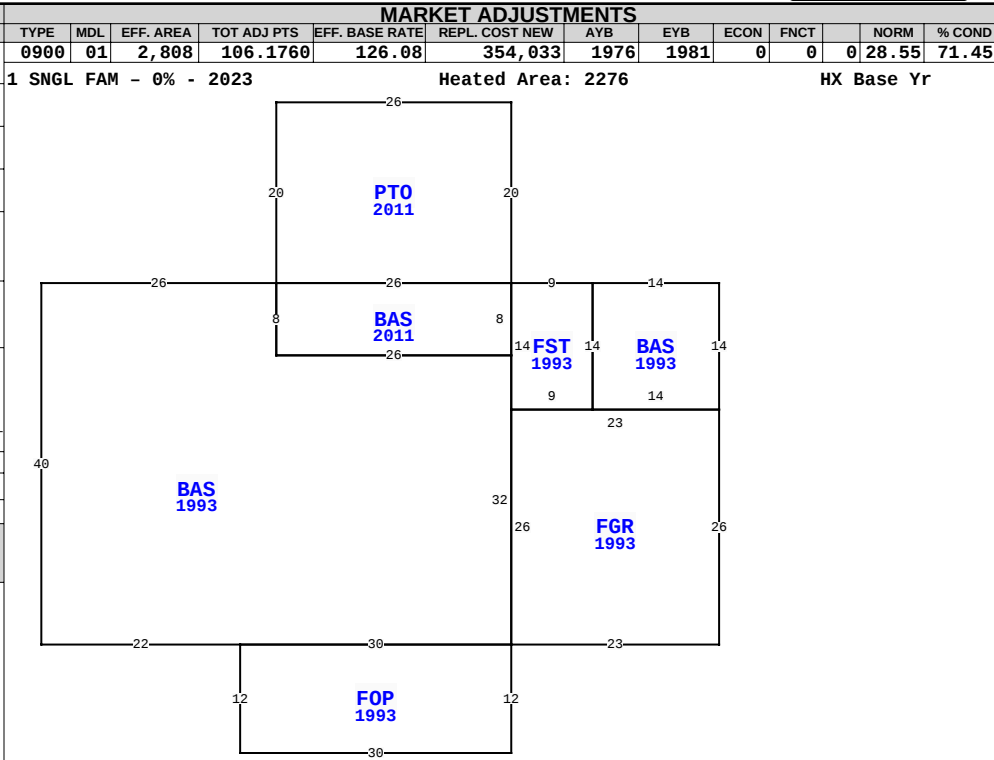
TOTALS	3,880		2,808	252,957
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EXTRA FEATURES

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	0812	CONCRETE C	0	0	0	0		234.00	SF 4.00	100	1980	1980	3	35	328	
2	0812	CONCRETE C	0	0	0	0		924.00	SF 4.00	100	1980	1980	3	35	1,294	
3	0500	FP-PRE FAB	0	0	0	0		1.00	UT 3,500.00	100	1980	1980	3	49	1,715	
4	0351	CARPORT MT	0	0	26	32		832.00	SF 10.00	100	1990	1990	3	20	1,664	

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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	0		RS-2	0.00	0.00	1.68	AC		1.00	1.00	1.00	90,000.00	90,000.00	151,200							



1650 CLINCH DR, FERNANDINA BEACH

BLD DATE
XF DATE
INC DATE

LGL DATE
LAND DATE
AG DATE

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,808	106.1760	126.08	354,033	1976	1981	0	0	28.55	71.45

NASSAU COUNTY PROPERTY

VALUATION SUMMARY		STANDARD
VALUATION BY		
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		261,231
TOTAL MARKET OB/XF VALUE		5,001
TOTAL LAND VALUE - MARKET		151,200
TOTAL MARKET VALUE		417,432
SOH/AGL Deduction		0
ASSESSED VALUE		417,432
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		417,432
TOTAL JUST VALUE		417,432
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		396,463

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2392/0319	9/08/2020	LE	U	I	11
					SALE PRICE
					100

GRANTOR: WILKINSON JILL M
GRANTEE: JEWELL SIDNEY R
2210/1100 7/12/2018 WD Q I 01 336,500
GRANTOR: BULLS TAMMY & WINSON
GRANTEE: WILKINSON JILL M

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W14 FST=[YR=1993] W9 PTO=[YR=2011] N20 W26 S20
BAS=[YR=1993] W26 S40 E22 FOP=[YR=1993] S12 E30 N12 W30\$
E30 FGR=[YR=1993] E23 N26 W23 S26\$ N32 BAS=[YR=2011] N8 W26
S8 E26\$ W26 N8\$ E26\$ S14 E9 N14\$ S14 E14 N14\$.

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