

PT OF N1/2 OF LOT 2
IN OR 2373/1191
SUB OF SEC 30 PB 1/5

BLAND REID & KRISTY M
1618 CLINCH DR
FERNANDINA BEACH, FL 32034

2023

00-00-30-0800-0002-0070



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 50
Interior Wall	06	CUST PANEL 50
Interior Floo	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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

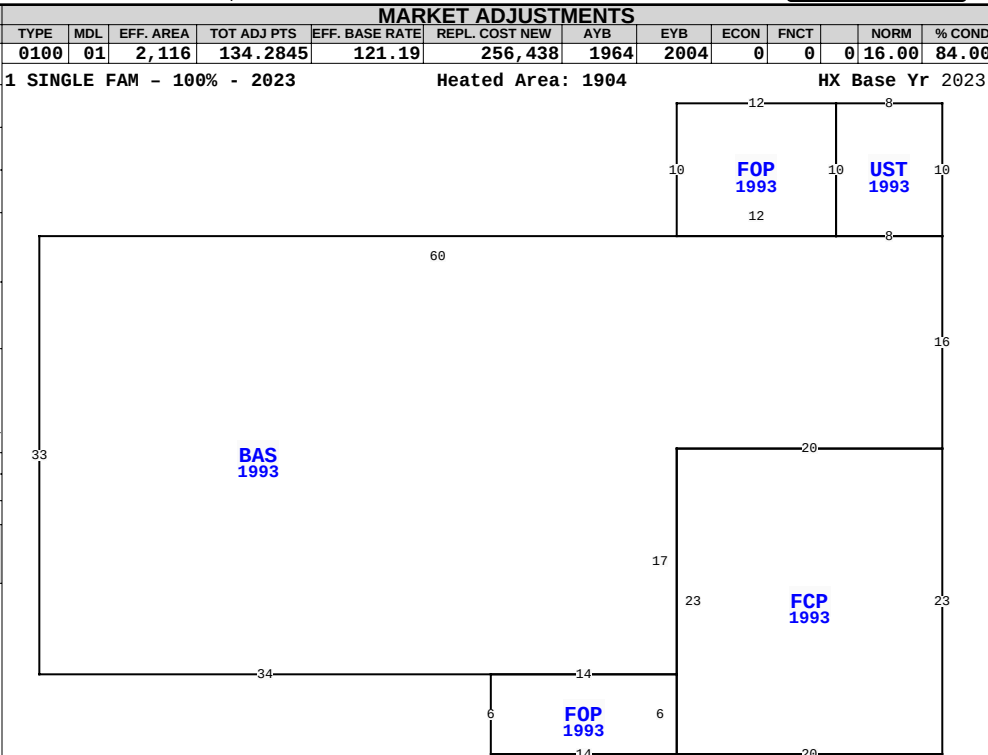
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	2019.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,904	100	1,904	193,827
FCP	460	25	115	11,707
FOP	84	30	25	2,545
FOP	120	30	36	3,665
UST	80	45	36	3,665

TOTALS	2,648		2,116	215,408
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EXTRA FEATURES										
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	
2	0810	CONCRETE A	0 100	6	6	36.00	SF	6.50	6.50	
3	1242	WD DECK A	0 100	14	24	336.00	SF	4.00	4.00	
4	0940	SHEDS/PORT	0 100	15	14	210.00	SF	30.00	30.00	
5	0350	CARPORT WD	0 100	23	12	276.00	SF	8.58	8.58	

LAND DESCRIPTION										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE
1	000100	C	SFR	100	0006	RS-2	176.00	264.00	176.00	FF



BLD DATE	01/27/2015	KK	LGL DATE	
XF DATE			LAND DATE	
INC DATE			AG DATE	

TOTAL OB/XF										
1618 CLINCH DR, FERNANDINA BEACH										

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1 8
VALUATION BY	STANDARD		
Tax Group: 8	Tax Dist:		
BUILDING MARKET VALUE	215,408		
TOTAL MARKET OB/XF VALUE	4,122		
TOTAL LAND VALUE - MARKET	211,200		
TOTAL MARKET VALUE	430,730		
SOH/AGL Deduction	0		
ASSESSED VALUE	430,730		
TOTAL EXEMPTION VALUE	HX HB		
BASE TAXABLE VALUE	380,730		
TOTAL JUST VALUE	430,730		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	430,374		

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2373/1191	7/01/2020	WD	Q	I	01	352,600
GRANTOR: NANTZ JACOB & CINDY M						
GRANTEE: BLAND REID & KRISTY						
2245/1552	12/26/2018	WD	Q	I	01	280,000
GRANTOR: WILBUR JASON A & CASE						
GRANTEE: NANTZ JACOB & CINDY						

BUILDING NOTES										

BUILDING DIMENSIONS										
BAS=[YR=1993] W8 FOP=[YR=1993] N10 W12 S10 E12\$ W60 S33 E34 FOP=[YR=1993] S6 E14 FCP=[YR=1993] E20 N23 W20S23\$ N6 W14\$ E14 N17 E20 N16\$ UST=[YR=1993] N10 W8 S10E8\$.										