

**POTOCHNIK ROBERT B & MARY N**  
1668 CLINCH DRIVE  
FERNANDINA BEACH, FL 32034

# 2023



| BUILDING CHARACTERISTICS |                  |             |                  |                      |                                  |        |           |             |                | MARKET ADJUSTMENTS |         |             |      |        |                 |        |                   |                       |  | NASSAU COUNTY PROPERTY |  |  |  |  |  |  |  |  |  |
|--------------------------|------------------|-------------|------------------|----------------------|----------------------------------|--------|-----------|-------------|----------------|--------------------|---------|-------------|------|--------|-----------------|--------|-------------------|-----------------------|--|------------------------|--|--|--|--|--|--|--|--|--|
| ELEMENT                  |                  | CD          | CONSTRUCTION     |                      | TYPE                             | MDL    | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW     | AYB     | EYB         | ECON | FNCT   | NORM            | % COND | VALUATION SUMMARY |                       |  |                        |  |  |  |  |  |  |  |  |  |
| Exterior Wall            |                  | 19          | COMMON BRK 100   |                      | 0100                             | 01     | 1,896     | 122.5000    | 110.56         | 209,622            | 1963    | 1980        | 0    | 0      | 0               | 31.00  | 69.00             | VALUATION BY STANDARD |  |                        |  |  |  |  |  |  |  |  |  |
| Roof Structur            |                  | 08          | IRREGULAR 100    |                      | 1 SINGLE FAM - 100% - 2006       |        |           |             |                |                    |         |             |      |        |                 |        |                   | Heated Area: 1616     |  |                        |  |  |  |  |  |  |  |  |  |
| Roof Cover               |                  | 03          | COMP SHNGL 100   |                      |                                  |        |           |             |                |                    |         |             |      |        |                 |        |                   | HX Base Yr 2006       |  |                        |  |  |  |  |  |  |  |  |  |
| Interior Wall            |                  | 05          | DRYWALL 100      |                      |                                  |        |           |             |                |                    |         |             |      |        |                 |        |                   |                       |  |                        |  |  |  |  |  |  |  |  |  |
| Interior Floo            |                  | 14          | CARPET 80        |                      |                                  |        |           |             |                |                    |         |             |      |        |                 |        |                   |                       |  |                        |  |  |  |  |  |  |  |  |  |
| Interior Floo            |                  | 08          | SHT VINYL 20     |                      |                                  |        |           |             |                |                    |         |             |      |        |                 |        |                   |                       |  |                        |  |  |  |  |  |  |  |  |  |
| 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                  |                  | 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                      | 1,616            | 100         | 1,616            | 123,279              |                                  |        |           |             |                |                    |         |             |      |        |                 |        |                   |                       |  |                        |  |  |  |  |  |  |  |  |  |
| FOP                      | 35               | 30          | 10               | 763                  |                                  |        |           |             |                |                    |         |             |      |        |                 |        |                   |                       |  |                        |  |  |  |  |  |  |  |  |  |
| FOP                      | 240              | 30          | 72               | 5,492                |                                  |        |           |             |                |                    |         |             |      |        |                 |        |                   |                       |  |                        |  |  |  |  |  |  |  |  |  |
| UGR                      | 440              | 45          | 198              | 15,105               |                                  |        |           |             |                |                    |         |             |      |        |                 |        |                   |                       |  |                        |  |  |  |  |  |  |  |  |  |
| TOTALS                   |                  |             |                  |                      | 2,331                            |        | 1,896     | 144,639     |                |                    |         |             |      |        |                 |        |                   |                       |  |                        |  |  |  |  |  |  |  |  |  |
| EXTRA FEATURES           |                  |             |                  |                      | 1668 CLINCH DR, FERNANDINA BEACH |        |           |             |                |                    |         |             |      |        |                 |        |                   |                       |  |                        |  |  |  |  |  |  |  |  |  |
| 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            | 0                    | 0                                | 52.00  | SF        | 6.50        | 6.50           | 100                | 1997    | 1997        | 3    | 75     | 254             |        |                   |                       |  |                        |  |  |  |  |  |  |  |  |  |
| 2                        | 0504             | FP-ELECTRI  | 0 100            | 0                    | 0                                | 1.00   | UT        | 2,000.00    | 2,000.00       | 100                | 1997    | 1997        | 3    | 81     | 1,620           |        |                   |                       |  |                        |  |  |  |  |  |  |  |  |  |
| 3                        | 0350             | CARPORT WD  | 0 100            | 15                   | 29                               | 435.00 | SF        | 13.00       | 13.00          | 100                | 1997    | 1997        | 3    | 20     | 1,131           |        |                   |                       |  |                        |  |  |  |  |  |  |  |  |  |
| 4                        | 0858             | SCULP CONC  | 0 100            | 0                    | 0                                | 94.00  | SF        | 13.00       | 13.00          | 100                | 1997    | 1997        | 3    | 93     | 1,136           |        |                   |                       |  |                        |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                  |                      |                                  |        |           |             |                |                    |         |             |      |        |                 |        |                   |                       |  |                        |  |  |  |  |  |  |  |  |  |
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|                          |                  |             |                  |                      |                                  |        |           |             |                |                    |         |             |      |        |                 |        |                   |                       |  |                        |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                  |                      |                                  |        |           |             |                |                    |         |             |      |        |                 |        |                   |                       |  |                        |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                  |                      |                                  |        |           |             |                |                    |         |             |      |        |                 |        |                   |                       |  |                        |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                  |                      |                                  |        |           |             |                |                    |         |             |      |        |                 |        |                   |                       |  |                        |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                  |                      |                                  |        |           |             |                |                    |         |             |      |        |                 |        |                   |                       |  |                        |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                  |                      |                                  |        |           |             |                |                    |         |             |      |        |                 |        |                   |                       |  |                        |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                  |                      |                                  |        |           |             |                |                    |         |             |      |        |                 |        |                   |                       |  |                        |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                  |                      |                                  |        |           |             |                |                    |         |             |      |        |                 |        |                   |                       |  |                        |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                  |                      |                                  |        |           |             |                |                    |         |             |      |        |                 |        |                   |                       |  |                        |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                  |                      |                                  |        |           |             |                |                    |         |             |      |        |                 |        |                   |                       |  |                        |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                  |                      |                                  |        |           |             |                |                    |         |             |      |        |                 |        |                   |                       |  |                        |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                  |                      |                                  |        |           |             |                |                    |         |             |      |        |                 |        |                   |                       |  |                        |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                  |                      |                                  |        |           |             |                |                    |         |             |      |        |                 |        |                   |                       |  |                        |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                  |                      |                                  |        |           |             |                |                    |         |             |      |        |                 |        |                   |                       |  |                        |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                  |                      |                                  |        |           |             |                |                    |         |             |      |        |                 |        |                   |                       |  |                        |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                  |                      |                                  |        |           |             |                |                    |         |             |      |        |                 |        |                   |                       |  |                        |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                  |                      |                                  |        |           |             |                |                    |         |             |      |        |                 |        |                   |                       |  |                        |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                  |                      |                                  |        |           |             |                |                    |         |             |      |        |                 |        |                   |                       |  |                        |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                  |                      |                                  |        |           |             |                |                    |         |             |      |        |                 |        |                   |                       |  |                        |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                  |                      |                                  |        |           |             |                |                    |         |             |      |        |                 |        |                   |                       |  |                        |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                  |                      |                                  |        |           |             |                |                    |         |             |      |        |                 |        |                   |                       |  |                        |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                  |                      |                                  |        |           |             |                |                    |         |             |      |        |                 |        |                   |                       |  |                        |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                  |                      |                                  |        |           |             |                |                    |         |             |      |        |                 |        |                   |                       |  |                        |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                  |                      |                                  |        |           |             |                |                    |         |             |      |        |                 |        |                   |                       |  |                        |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                  |                      |                                  |        |           |             |                |                    |         |             |      |        |                 |        |                   |                       |  |                        |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                  |                      |                                  |        |           |             |                |                    |         |             |      |        |                 |        |                   |                       |  |                        |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                  |                      |                                  |        |           |             |                |                    |         |             |      |        |                 |        |                   |                       |  |                        |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                  |                      |                                  |        |           |             |                |                    |         |             |      |        |                 |        |                   |                       |  |                        |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                  |                      |                                  |        |           |             |                |                    |         |             |      |        |                 |        |                   |                       |  |                        |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                  |                      |                                  |        |           |             |                |                    |         |             |      |        |                 |        |                   |                       |  |                        |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                  |                      |                                  |        |           |             |                |                    |         |             |      |        |                 |        |                   |                       |  |                        |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                  |                      |                                  |        |           |             |                |                    |         |             |      |        |                 |        |                   |                       |  |                        |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                  |                      |                                  |        |           |             |                |                    |         |             |      |        |                 |        |                   |                       |  |                        |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                  |                      |                                  |        |           |             |                |                    |         |             |      |        |                 |        |                   |                       |  |                        |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                  |                      |                                  |        |           |             |                |                    |         |             |      |        |                 |        |                   |                       |  |                        |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                  |                      |                                  |        |           |             |                |                    |         |             |      |        |                 |        |                   |                       |  |                        |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                  |                      |                                  |        |           |             |                |                    |         |             |      |        |                 |        |                   |                       |  |                        |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                  |                      |                                  |        |           |             |                |                    |         |             |      |        |                 |        |                   |                       |  |                        |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                  |                      |                                  |        |           |             |                |                    |         |             |      |        |                 |        |                   |                       |  |                        |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                  |                      |                                  |        |           |             |                |                    |         |             |      |        |                 |        |                   |                       |  |                        |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                  |                      |                                  |        |           |             |                |                    |         |             |      |        |                 |        |                   |                       |  |                        |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                  |                      |                                  |        |           |             |                |                    |         |             |      |        |                 |        |                   |                       |  |                        |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                  |                      |                                  |        |           |             |                |                    |         |             |      |        |                 |        |                   |                       |  |                        |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                  |                      |                                  |        |           |             |                |                    |         |             |      |        |                 |        |                   |                       |  |                        |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                  |                      |                                  |        |           |             |                |                    |         |             |      |        |                 |        |                   |                       |  |                        |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                  |                      |                                  |        |           |             |                |                    |         |             |      |        |                 |        |                   |                       |  |                        |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                  |                      |                                  |        |           |             |                |                    |         |             |      |        |                 |        |                   |                       |  |                        |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                  |                      |                                  |        |           |             |                |                    |         |             |      |        |                 |        |                   |                       |  |                        |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                  |                      |                                  |        |           |             |                |                    |         |             |      |        |                 |        |                   |                       |  |                        |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                  |                      |                                  |        |           |             |                |                    |         |             |      |        |                 |        |                   |                       |  |                        |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                  |                      |                                  |        |           |             |                |                    |         |             |      |        |                 |        |                   |                       |  |                        |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                  |                      |                                  |        |           |             |                |                    |         |             |      |        |                 |        |                   |                       |  |                        |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                  |                      |                                  |        |           |             |                |                    |         |             |      |        |                 |        |                   |                       |  |                        |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                  |                      |                                  |        |           |             |                |                    |         |             |      |        |                 |        |                   |                       |  |                        |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                  |                      |                                  |        |           |             |                |                    |         |             |      |        |                 |        |                   |                       |  |                        |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                  |                      |                                  |        |           |             |                |                    |         |             |      |        |                 |        |                   |                       |  |                        |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                  |                      |                                  |        |           |             |                |                    |         |             |      |        |                 |        |                   |                       |  |                        |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                  |                      |                                  |        |           |             |                |                    |         |             |      |        |                 |        |                   |                       |  |                        |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                  |                      |                                  |        |           |             |                |                    |         |             |      |        |                 |        |                   |                       |  |                        |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                  |                      |                                  |        |           |             |                |                    |         |             |      |        |                 |        |                   |                       |  |                        |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                  |                      |                                  |        |           |             |                |                    |         |             |      |        |                 |        |                   |                       |  |                        |  |  |  |  |  |  |  |  |  |