

N 200 FT OF LOT 9
SUSAN CASHEN GRANT
SEC 30-3N-28E IN OR 2380/1757

MCCARTHY KEVIN & CECILIA L/E/
1701 CLINCH DR
FERNANDINA BEACH, FL 32034

2023

00-00-30-0800-0009-0020



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	PAGE 1 of 2														
Exterior Wall	05	AVERAGE 60	0100	01	2,628	109.2480	98.60	259,121	1979	1979	0	0	0	19.40	80.60	VALUATION SUMMARY													
Exterior Wall	17	CB STUCCO 40	1 SINGLE FAM - 100% - 2021													Heated Area: 2155													
Roof Structure	03	GABLE/HIP 100														HX Base Yr 2021													
Roof Cover	03	COMP SHNGL 100																											
Interior Wall	05	DRYWALL 100																											
Interior Floor	11	CLAY TILE 50																											
Interior Floor	12	HARDWOOD 50																											
Air Condition	03	CENTRAL 100																											
Heating Type	04	AIR DUCTED 100																											
Bedrooms		3 100																											
Bathrooms		2 100																											
Frame	03	MASONRY 100																											
Stories	2.	2. 100																											
Units		0 100																											
BUD8 Adjustme	05	DIST 1A 100																											
Occupancy	00	OWNER OCC 100																											
Quality	03	Quality Level 03																											
DOR CODE	1200STORE/OFFICE/RESID																												
MAP NUM																MKT AREA 02													
NEIGHBORHOOD/LOC	2019.00																												
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																									
BAS	968	100	968	76,929																									
FEP	238	80	190	15,100																									
FEP	288	80	230	18,278																									
FUS	1,187	100	1,187	94,333																									
UOP	264	20	53	4,212																									
TOTALS	2,945		2,628	208,852																									
EXTRA FEATURES															1701 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	1242	WD DECK A	0 100	25	6	150.00	SF	13.50	13.50	100	1979	1979	3	20	405														
2	1242	WD DECK A	0 100	21	4	84.00	SF	10.00	10.00	100	1979	1979	3	20	168														
3	1242	WD DECK A	0 100	38	6	228.00	SF	13.50	13.50	100	1979	1979	3	20	616														
4	1241	WD DECK G	0 100	21	4	84.00	UT	11.50	11.50	100	1979	1979	3	20	193														
5	0825	BRICK	0 100	0	0	168.00	SF	6.25	6.25	100	1983	1983	3	80	840														
7	0810	CONCRETE A	0 100	0	0	1,337.00	SF	6.50	6.50	100	1980	1980	3	35	3,042														
TOTAL OB/XF 5,264																													
LAND DESCRIPTION																													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV					
1	000116	C	SFR MARSH	100	0003	RS-2	0.00	0.00	3.11	AC		1.00	1.00	0.70	140,000.00	98,000.00	304,780												
2	009500	C	SUBMERGED	0			0.00	0.00	1.00	AC		1.00	1.00	1.00	25.00	25.00	25												
REVIEW DATE 07/10/2019 BY DJA Total Acres: 4.11 Total Land Value: 304,805 Market: 0 Agricultural: 0 Common: 304,805 PRINTED 08/02/2023 BY SYS																													

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