N3/4 OF N1/2 OF LOT 10 S-1 &
S-2 EX S-5
IN OR 1755/1318

EAST JOSEPH R/EAST MARY ANN
1920 SUNRISE DR
FERNANDINA BEACH, FL 32034

2023

00-00-30-0800-0010-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	2019.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS				

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	180,000
TOTAL MARKET VALUE	180,000
SOH/AGL Deduction	62,025
ASSESSED VALUE	117,975
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	117,975
TOTAL JUST VALUE	180,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	180,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20217412	DEMOLITION	0	07/01/2021
9602720	REMODEL	1,991	10/14/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1755/1318	9/12/2011	WD	Q	I	02	117,500
GRANTOR: DUFFY DONNA L ETAL						
GRANTEE: EAST JOSEPH R & MAR						
0902/1014	10/07/1999	WD	U	I	18	100
GRANTOR: LANDRESS AGNES CASSAD						
GRANTEE: LANDRESS AGNES CASS						

BLD DATE	01/10/2014 KK	LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

1710 CLINCH DR, FERNANDINA BEACH

BUILDING NOTES

BUILDING DIMENSIONS

EXTRA FEATURES

LN	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

LAND DESCRIPTION

TOTAL OB/XF 0

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH 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	0006	RS-2	0.00	0.00	2.00	AC		1.00	1.00	1.00	90,000.00	90,000.00	180,000							

REVIEW DATE 01/12/2022 BY RK Total Acres: 2.00 Total Land Value: 180,000 Market: 0 Agricultural: 0 Common: 180,000 PRINTED 08/02/2023 BY SYS