

LOT W 1/3 OF 18  
IN OR 2019/808  
SUB OF SEC 30 PB 1/5

CAYCE NEELY ANN  
1746 CLINCH DRIVE  
FERNANDINA BEACH, FL 32034

2023

00-00-30-0800-0018-0020



| 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 1 |                   |            |                             |      |                        |      |     |    |        |  |  |  |  |  |
| Exterior Wall                                                                                                                                 | 19               | COMMON BRK 100 | 0100                             | 01                   | 2,703     | 124.0000    | 111.91         | 302,493        | 1972        | 1982               | 0         | 0        | 0           | 30.00   | 70.00       | VALUATION SUMMARY |            |                             |      |                        |      |     |    |        |  |  |  |  |  |
| Roof Structur                                                                                                                                 | 03               | GABLE/HIP 100  | 1 SINGLE FAM - 100% - 2016       |                      |           |             |                |                |             |                    |           |          |             |         |             | Heated Area: 2166 |            |                             |      |                        |      |     |    |        |  |  |  |  |  |
| Roof Cover                                                                                                                                    | 03               | COMP SHNGL 100 |                                  |                      |           |             |                |                |             |                    |           |          |             |         |             | HX Base Yr 2016   |            |                             |      |                        |      |     |    |        |  |  |  |  |  |
| 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                                                                                                                                     |                  | 3 100          |                                  |                      |           |             |                |                |             |                    |           |          |             |         |             |                   |            |                             |      |                        |      |     |    |        |  |  |  |  |  |
| 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                                                                                                                                           | 2,166            | 100            | 2,166                            | 169,678              |           |             |                |                |             |                    |           |          |             |         |             |                   |            |                             |      |                        |      |     |    |        |  |  |  |  |  |
| FGR                                                                                                                                           | 480              | 55             | 264                              | 20,681               |           |             |                |                |             |                    |           |          |             |         |             |                   |            |                             |      |                        |      |     |    |        |  |  |  |  |  |
| FSP                                                                                                                                           | 656              | 40             | 262                              | 20,524               |           |             |                |                |             |                    |           |          |             |         |             |                   |            |                             |      |                        |      |     |    |        |  |  |  |  |  |
| UST                                                                                                                                           | 24               | 45             | 11                               | 862                  |           |             |                |                |             |                    |           |          |             |         |             |                   |            |                             |      |                        |      |     |    |        |  |  |  |  |  |
| TOTALS                                                                                                                                        |                  |                | 3,326                            |                      | 2,703     | 211,745     |                |                |             |                    |           |          |             |         |             |                   |            |                             |      |                        |      |     |    |        |  |  |  |  |  |
| EXTRA FEATURES                                                                                                                                |                  |                | 1746 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                                                                                                                                             | 0861             | POOL GUNIT     | 0                                | 100                  | 0         | 0           | 307.00         | SF             | 85.00       | 85.00              | 100       | 1980     | 1980        | 3       | 20          | 5,219             |            |                             |      |                        |      |     |    |        |  |  |  |  |  |
| 2                                                                                                                                             | 0801             | ASPHALT A      | 0                                | 100                  | 0         | 0           | 2,825.00       | SF             | 3.00        | 3.00               | 100       | 1986     | 1986        | 3       | 50          | 4,238             |            |                             |      |                        |      |     |    |        |  |  |  |  |  |
| 3                                                                                                                                             | 0845             | KOOL DECK      | 0                                | 100                  | 102       | 3           | 306.00         | SF             | 7.25        | 7.25               | 100       | 1980     | 1980        | 3       | 35          | 776               |            |                             |      |                        |      |     |    |        |  |  |  |  |  |
| 4                                                                                                                                             | 0850             | PEBBLE WLK     | 0                                | 100                  | 77        | 5           | 385.00         | SF             | 3.50        | 3.50               | 100       | 1972     | 1972        | 3       | 24          | 323               |            |                             |      |                        |      |     |    |        |  |  |  |  |  |
| 5                                                                                                                                             | 0940             | SHEDS/PORT     | 0                                | 100                  | 20        | 12          | 240.00         | SF             | 30.00       | 30.00              | 100       | 1998     | 1998        | 3       | 20          | 1,440             |            |                             |      |                        |      |     |    |        |  |  |  |  |  |
| 6                                                                                                                                             | 0476             | VF 6 SBPL      | 0                                | 100                  | 0         | 0           | 102.00         | LF             | 32.00       | 32.00              | 100       | 1998     | 1998        | 3       | 48          | 1,567             |            |                             |      |                        |      |     |    |        |  |  |  |  |  |
| 7                                                                                                                                             | 0350             | CARPORT WD     | 0                                | 100                  | 20        | 20          | 400.00         | SF             | 13.00       | 13.00              | 100       | 1998     | 1998        | 3       | 20          | 1,040             |            |                             |      |                        |      |     |    |        |  |  |  |  |  |
| LAND DESCRIPTION                                                                                                                              |                  |                | TOTAL OB/XF 14,603               |                      |           |             |                |                |             |                    |           |          |             |         |             |                   |            |                             |      |                        |      |     |    |        |  |  |  |  |  |
| 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                                                                                                                                             | 000115           | C              | SFR ACRES                        | 100                  |           | RS-2        | 0.00           | 0.00           | 1.60        | AC                 |           | 1.00     | 1.00        | 1.00    | 90,000.00   | 90,000.00         | 144,000    |                             |      |                        |      |     |    |        |  |  |  |  |  |
| REVIEW DATE 02/20/2018 BY DJX Total Acres: 1.60 Total Land Value: 144,000 Market: 0 Agricultural: 0 Common: 144,000 PRINTED 08/02/2023 BY SYS |                  |                |                                  |                      |           |             |                |                |             |                    |           |          |             |         |             |                   |            |                             |      |                        |      |     |    |        |  |  |  |  |  |

| VALUATION BY                                                  |  |  |  |  |  |  |  |  |  | STANDARD        |  |  |  |  |  |  |  |  |  |
|---------------------------------------------------------------|--|--|--|--|--|--|--|--|--|-----------------|--|--|--|--|--|--|--|--|--|
| Tax Group: 8                                                  |  |  |  |  |  |  |  |  |  | Tax Dist:       |  |  |  |  |  |  |  |  |  |
| BUILDING MARKET VALUE                                         |  |  |  |  |  |  |  |  |  | 211,745         |  |  |  |  |  |  |  |  |  |
| TOTAL MARKET OB/XF VALUE                                      |  |  |  |  |  |  |  |  |  | 14,603          |  |  |  |  |  |  |  |  |  |
| TOTAL LAND VALUE - MARKET                                     |  |  |  |  |  |  |  |  |  | 144,000         |  |  |  |  |  |  |  |  |  |
| TOTAL MARKET VALUE                                            |  |  |  |  |  |  |  |  |  | 370,348         |  |  |  |  |  |  |  |  |  |
| SOH/AGL Deduction                                             |  |  |  |  |  |  |  |  |  | 115,751         |  |  |  |  |  |  |  |  |  |
| ASSESSED VALUE                                                |  |  |  |  |  |  |  |  |  | 254,597         |  |  |  |  |  |  |  |  |  |
| TOTAL EXEMPTION VALUE                                         |  |  |  |  |  |  |  |  |  | HX HB WX 55,000 |  |  |  |  |  |  |  |  |  |
| BASE TAXABLE VALUE                                            |  |  |  |  |  |  |  |  |  | 199,597         |  |  |  |  |  |  |  |  |  |
| TOTAL JUST VALUE                                              |  |  |  |  |  |  |  |  |  | 370,348         |  |  |  |  |  |  |  |  |  |
| NCON VALUE                                                    |  |  |  |  |  |  |  |  |  | 0               |  |  |  |  |  |  |  |  |  |
| INCOME VALUE                                                  |  |  |  |  |  |  |  |  |  |                 |  |  |  |  |  |  |  |  |  |
| PREVIOUS YEAR MKT VALUE                                       |  |  |  |  |  |  |  |  |  | 365,544         |  |  |  |  |  |  |  |  |  |
| PERMIT NUM                                                    |  |  |  |  |  |  |  |  |  | DESCRIPTION     |  |  |  |  |  |  |  |  |  |
| BP 4106                                                       |  |  |  |  |  |  |  |  |  | N/A             |  |  |  |  |  |  |  |  |  |
| AMT                                                           |  |  |  |  |  |  |  |  |  | ISSUED          |  |  |  |  |  |  |  |  |  |
| 18,480                                                        |  |  |  |  |  |  |  |  |  | 05/20/1987      |  |  |  |  |  |  |  |  |  |
| SALES DATA                                                    |  |  |  |  |  |  |  |  |  |                 |  |  |  |  |  |  |  |  |  |
| OFF RECORD Number                                             |  |  |  |  |  |  |  |  |  | DATE            |  |  |  |  |  |  |  |  |  |
| 2019/0808                                                     |  |  |  |  |  |  |  |  |  | 12/15/2015      |  |  |  |  |  |  |  |  |  |
| TYPE INST                                                     |  |  |  |  |  |  |  |  |  | Q U             |  |  |  |  |  |  |  |  |  |
| V I                                                           |  |  |  |  |  |  |  |  |  | I I             |  |  |  |  |  |  |  |  |  |
| RSN CD                                                        |  |  |  |  |  |  |  |  |  | 01              |  |  |  |  |  |  |  |  |  |
| SALE PRICE                                                    |  |  |  |  |  |  |  |  |  | 237,000         |  |  |  |  |  |  |  |  |  |
| GRANTOR: JOHNSON BRIAN M & KOR                                |  |  |  |  |  |  |  |  |  |                 |  |  |  |  |  |  |  |  |  |
| GRANTEE: CAYCE JOHN WESTLEY                                   |  |  |  |  |  |  |  |  |  |                 |  |  |  |  |  |  |  |  |  |
| 1038/1994                                                     |  |  |  |  |  |  |  |  |  | 2/21/2002       |  |  |  |  |  |  |  |  |  |
| WD U                                                          |  |  |  |  |  |  |  |  |  | I 19            |  |  |  |  |  |  |  |  |  |
| GRANTOR: PARKER ROY B & DOREND                                |  |  |  |  |  |  |  |  |  |                 |  |  |  |  |  |  |  |  |  |
| GRANTEE: JOHNSON BRIAN MONRO                                  |  |  |  |  |  |  |  |  |  |                 |  |  |  |  |  |  |  |  |  |
| BUILDING NOTES                                                |  |  |  |  |  |  |  |  |  |                 |  |  |  |  |  |  |  |  |  |
| BUILDING DIMENSIONS                                           |  |  |  |  |  |  |  |  |  |                 |  |  |  |  |  |  |  |  |  |
| FSP=[YR=1993] W41 BAS=[YR=1993] W39 S42 E18 N3 E8 S3 E20 N1   |  |  |  |  |  |  |  |  |  |                 |  |  |  |  |  |  |  |  |  |
| E10 FGR=[YR=1993] S1 E24 N20 UST=[YR=1993] N6 W4 S6 E4 \$ W24 |  |  |  |  |  |  |  |  |  |                 |  |  |  |  |  |  |  |  |  |
| S19\$ N19 E20 N6 W37 N16\$ S16 E41 N16\$.                     |  |  |  |  |  |  |  |  |  |                 |  |  |  |  |  |  |  |  |  |