

PT OF LOT 19 & PT OF N1/2  
OF LOT 23 & S-8 OF LOT 24  
LE OR 1436/830

JOHNSON BRIAN MONROE  
1824 CLINCH DRIVE  
FERNANDINA BEACH, FL 32034

2023

00-00-30-0800-0019-0030



| 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 100    |
| Interior Floor           | 14 | CARPET 80      |
| Interior Floor           | 11 | CLAY TILE 20   |
| Air Condition            | 03 | CENTRAL 100    |
| Heating Type             | 04 | AIR DUCTED 100 |
| Bedrooms                 |    | 4 100          |
| 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 |
|------------------|---------|

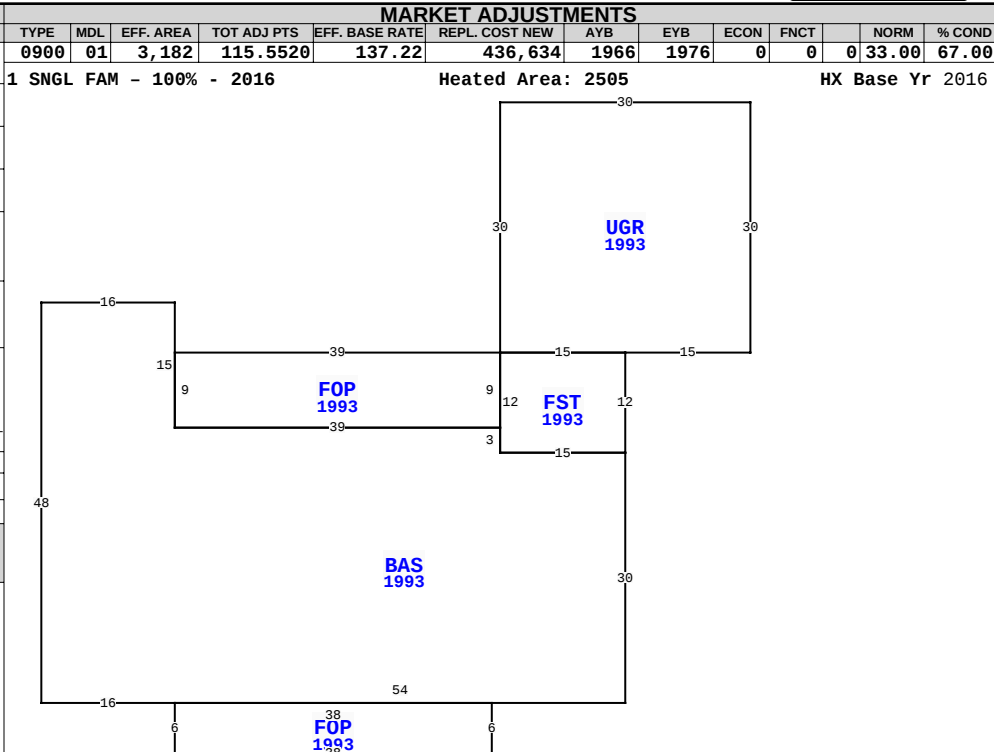
| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|-----------|------------------|-------------|--------------|----------------------|
| BAS       | 2,505            | 100         | 2,505        | 230,303              |
| FOP       | 228              | 30          | 68           | 6,252                |
| FOP       | 351              | 30          | 105          | 9,653                |
| FST       | 180              | 55          | 99           | 9,102                |
| UGR       | 900              | 45          | 405          | 37,235               |

|        |       |  |       |         |
|--------|-------|--|-------|---------|
| TOTALS | 4,164 |  | 3,182 | 292,545 |
|--------|-------|--|-------|---------|

| EXTRA FEATURES |            |             |     |     |    |    |          |    |          |
|----------------|------------|-------------|-----|-----|----|----|----------|----|----------|
| L N            | OB/XF CODE | DESCRIPTION | BLD | CAP | L  | W  | UNITS    | UT | Adj R    |
| 1              | 0810       | CONCRETE A  | 0   | 100 | 0  | 0  | 900.00   | SF | 6.50     |
| 2              | 0500       | FP-PRE FAB  | 0   | 100 | 0  | 0  | 1.00     | UT | 3,500.00 |
| 3              | 0681       | POLE SHED   | 0   | 100 | 30 | 30 | 900.00   | SF | 15.00    |
| 4              | 0810       | CONCRETE A  | 0   | 100 | 0  | 0  | 171.00   | SF | 6.50     |
| 5              | 0811       | CONCRETE B  | 0   | 100 | 0  | 0  | 780.00   | SF | 5.20     |
| 6              | 0812       | CONCRETE C  | 0   | 100 | 0  | 0  | 2,152.00 | SF | 4.00     |
| 7              | 0479       | VF PICKET   | 0   | 100 | 0  | 0  | 180.00   | LF | 10.00    |

| LAND DESCRIPTION |          |     |                      |     |     |          |       |       |             |
|------------------|----------|-----|----------------------|-----|-----|----------|-------|-------|-------------|
| L N              | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH | TOT LND UTS |
| 1                | 000115   | C   | SFR ACRES            | 100 |     | RS-2     | 0.00  | 0.00  | 5.00        |

|             |            |    |     |
|-------------|------------|----|-----|
| REVIEW DATE | 08/02/2022 | BY | KBA |
|-------------|------------|----|-----|



1824 CLINCH DR, FERNANDINA BEACH

|          |
|----------|
| BLD DATE |
| XF DATE  |
| INC DATE |

|           |
|-----------|
| LGL DATE  |
| LAND DATE |
| AG DATE   |

| 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  | 900.00   | SF | 6.50     | 6.50           | 100       | 1980    | 1980        | 3 | 35     | 2,048           |       |
| 2   | 0500       | FP-PRE FAB  | 0   | 100 | 0  | 0  | 1.00     | UT | 3,500.00 | 3,500.00       | 100       | 1964    | 1964        | 3 | 27     | 945             |       |
| 3   | 0681       | POLE SHED   | 0   | 100 | 30 | 30 | 900.00   | SF | 15.00    | 15.00          | 100       | 1980    | 1980        | 3 | 20     | 2,700           |       |
| 4   | 0810       | CONCRETE A  | 0   | 100 | 0  | 0  | 171.00   | SF | 6.50     | 6.50           | 100       | 1980    | 1980        | 3 | 35     | 389             |       |
| 5   | 0811       | CONCRETE B  | 0   | 100 | 0  | 0  | 780.00   | SF | 5.20     | 5.20           | 100       | 1980    | 1980        | 3 | 35     | 1,420           |       |
| 6   | 0812       | CONCRETE C  | 0   | 100 | 0  | 0  | 2,152.00 | SF | 4.00     | 4.00           | 100       | 1985    | 1985        | 3 | 49.5   | 4,261           |       |
| 7   | 0479       | VF PICKET   | 0   | 100 | 0  | 0  | 180.00   | LF | 10.00    | 10.00          | 100       | 2000    | 2000        | 3 | 55     | 990             |       |

| TOTAL OB/XF |          |     |                      |     |     |          |       |       |             | 12,753    |     |          |        |         |            |                |            |
|-------------|----------|-----|----------------------|-----|-----|----------|-------|-------|-------------|-----------|-----|----------|--------|---------|------------|----------------|------------|
| 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 |
| 1           | 000115   | C   | SFR ACRES            | 100 |     | RS-2     | 0.00  | 0.00  | 5.00        | AC        |     | 1.00     | 1.00   | 0.70    | 90,000.00  | 63,000.00      | 315,000    |

|                   |                           |           |                 |
|-------------------|---------------------------|-----------|-----------------|
| Total Acres: 5.00 | Total Land Value: 315,000 | Market: 0 | Agricultural: 0 |
|-------------------|---------------------------|-----------|-----------------|

| NASSAU COUNTY PROPERTY    |  |              |  | PAGE 1 of 1 | 8         |
|---------------------------|--|--------------|--|-------------|-----------|
| VALUATION SUMMARY         |  |              |  | STANDARD    |           |
| VALUATION BY              |  | Tax Group: 8 |  |             | Tax Dist: |
| BUILDING MARKET VALUE     |  | 292,545      |  |             |           |
| TOTAL MARKET OB/XF VALUE  |  | 12,753       |  |             |           |
| TOTAL LAND VALUE - MARKET |  | 315,000      |  |             |           |
| TOTAL MARKET VALUE        |  | 620,298      |  |             |           |
| SOH/AGL Deduction         |  | 215,044      |  |             |           |
| ASSESSED VALUE            |  | 405,254      |  |             |           |
| TOTAL EXEMPTION VALUE     |  | 50,000       |  |             | HX HB     |
| BASE TAXABLE VALUE        |  | 355,254      |  |             |           |
| TOTAL JUST VALUE          |  | 620,298      |  |             |           |
| NCON VALUE                |  | 0            |  |             |           |
| INCOME VALUE              |  |              |  |             |           |
| PREVIOUS YEAR MKT VALUE   |  | 589,650      |  |             |           |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|------------|-------------|-----|--------|
|            |             |     |        |
|            |             |     |        |
|            |             |     |        |
|            |             |     |        |
|            |             |     |        |
|            |             |     |        |
|            |             |     |        |
|            |             |     |        |
|            |             |     |        |

| SALES DATA                    |           |           |     |     |        |            |  |
|-------------------------------|-----------|-----------|-----|-----|--------|------------|--|
| OFF RECORD Number             | DATE      | TYPE INST | Q U | V I | RSN CD | SALE PRICE |  |
| 1436/0830                     | 8/10/2006 | QC        | U   | I   | 18     | 100        |  |
| GRANTOR: JOHNSON MONROE C L/E |           |           |     |     |        |            |  |
| GRANTEE: JOHNSON BRIAN MONRO  |           |           |     |     |        |            |  |
| 0259/0692                     | 3/01/1978 | WD        | U   | I   |        | 65,000     |  |
| GRANTOR:                      |           |           |     |     |        |            |  |
| GRANTEE:                      |           |           |     |     |        |            |  |

| BUILDING NOTES |  |  |  |  |  |  |  |  |  |
|----------------|--|--|--|--|--|--|--|--|--|
|                |  |  |  |  |  |  |  |  |  |

| BUILDING DIMENSIONS                                                                                                                                                                |  |  |  |  |  |  |  |  |  |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|--|--|--|--|--|--|--|
| BAS=[YR=1993] W15 N3 FOP=[YR=1993] N9 W39 S9E39\$ W39 N15 W16 S48 E16 FOP=[YR=1993] S6 E38 N6W38\$ E54 N30\$ FST=[YR=1993] N12 UGR=[YR=1993] E15 N30 W30 S30 E15 \$ W15 S12E15\$ . |  |  |  |  |  |  |  |  |  |