LOT 21 EX S-1, S-2 & S-3
IN OR 2245/1644
SUB OF SEC 30 PB 1/5

ELEFTERION TYLER S/ELEFTERION ALLEN S
1831 CLINCH DR
FERNANDINA BEACH, FL 32034

2023

00-00-30-0800-0021-0000

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

1831 CLINCH DR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	228,000
TOTAL MARKET VALUE	228,000
SOH/AGL Deduction	94,821
ASSESSED VALUE	133,179
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	133,179
TOTAL JUST VALUE	228,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	228,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22004382	DEMOLITION	5,400	03/21/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2245/1644	12/21/2018	WD	Q	I	01	150,000
GRANTOR: COATS ELAINE S & JAME						
GRANTEE: ELEFTERION TYLER S						
1533/1885	11/05/2007	WD	U	I	06	100
GRANTOR: SMITH JAMES ELMER & S						
GRANTEE: COATS ELAINE S & JA						

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	000000	C	VAC RES	0		RS-2	190.00	198.00	190.00	FF		1.00	1.00	1.00	1,200.00	1,200.00	228,000							

REVIEW DATE 12/08/2021 BY RK Total Acres: 0.00 Total Land Value: 228,000 Market: 0 Agricultural: 0 Common: 228,000 PRINTED 08/02/2023 BY SYS