

S1/2 OF LOT 22  
L/E OR 1733/1266  
SUB OF SEC 30 PB 1/5

UNDERWOOD ANNIE J &/DEONAS NICK &  
1861 CLINCH DR  
FERNANDINA BEACH, FL 32034

2023

00-00-30-0800-0022-0020

BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	18 CEMENT BRK 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	04 PLYWOOD 100
Interior Floo	12 HARDWOOD 80
Interior Floo	11 CLAY TILE 20
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	1.5 100
Frame	03 MASONRY 100
Stories	1. 1. 100
Units	0 100
BUD8 Adjustme	05 DIST 1A 100
Occupancy	00 NONE 100

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,611	117.8304	106.34	171,314	1960	1980	0	0	31.50	68.50

1 SINGLE FAM - 100% - 0 Heated Area: 1366 HX Base Yr

Quality	02 Quality Level 02			
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	1,366	100	1,366	99,503
FOP	152	30	46	3,351
PTO	184	5	9	656
UCP	483	20	97	7,066
UST	207	45	93	6,775
TOTALS	2,392		1,611	117,350

NASSAU COUNTY PROPERTY		PAGE 1 of 1	8
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 8	Tax Dist:		
BUILDING MARKET VALUE			117,350
TOTAL MARKET OB/XF VALUE			1,540
TOTAL LAND VALUE - MARKET			210,000
TOTAL MARKET VALUE			328,890
SOH/AGL Deduction			217,009
ASSESSED VALUE			111,881
TOTAL EXEMPTION VALUE	HX HB WX		55,000
BASE TAXABLE VALUE			56,881
TOTAL JUST VALUE			328,890
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			329,157

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2548/0142	3/18/2022	QC	U	I	11	100
GRANTOR: DEONAS HELEN DALE						
GRANTEE: DEONAS NICK						
2548/0110	3/18/2022	QC	U	I	11	100
GRANTOR: DEONAS HELEN DALE						
GRANTEE: DEONAS NICK						

EXTRA FEATURES																
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	0681	POLE SHED	0	100	16	30	SF	15.00	15.00	100	1985	1985	3	20	1,440	
2	0749	M/H STORG	0	100	0	0	UT	500.00	500.00	100	1950	1950	3	20	100	

1861 CLINCH DR, FERNANDINA BEACH												BLD DATE	01/27/2015	KK	LGL DATE	
												XF DATE			LAND DATE	
												INC DATE			AG DATE	

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS=[YR=1993] W46 UST=[YR=2009] N5W23S9 UCP=[YR=1993] S21											
PTO=[YR=2009] S8E23 FOP=[YR=1993] E19N8W19S8\$N8W23\$E23											
N21W23\$E23N4\$S25E19S8E27N33\$.											

LAND DESCRIPTION												TOTAL OB/XF												1,540				
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	0006	RS-2	0.00	0.00	1.50	AC		1.00	1.00	1.00	140,000.00	140,000.00	210,000											