S1/2 OF LOT 23 (LESS E 93 FT)
IN OR 2634/59
SUB OF SEC 30 PB 1/5

CLINCH DRIVE PARTNERS LLC
1854 CLINCH DRIVE
FERNANDINA BEACH, FL 32034

2023

00-00-30-0800-0023-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

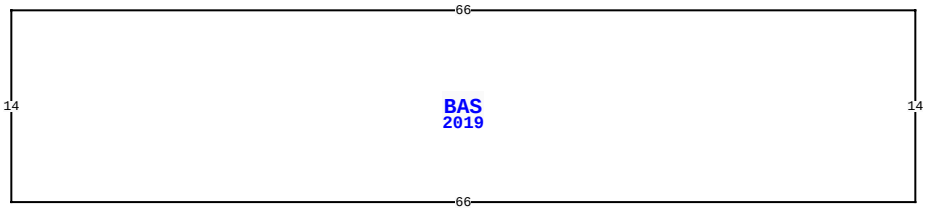
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	03	Quality Level 03
DOR CODE	2800	PARKING/MH LOT
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	2019.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	924	100	924	12,444
TOTALS	924		924	12,444

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0830	02	924	103.6000	67.34	62,222	1985	1985	0	0	10	70.00	20.00

2 MH 93NO RP – 0% - 0 Heated Area: 924 HX Base Yr



1854 CLINCH DR, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	47,278
TOTAL MARKET OB/XF VALUE	20,237
TOTAL LAND VALUE - MARKET	301,200
TOTAL MARKET VALUE	368,715
SOH/AGL Deduction	9,785
ASSESSED VALUE	358,930
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	358,930
TOTAL JUST VALUE	368,715
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	326,300

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22018090	DEMOLITION	1,000	12/09/2022
B1800225	DEMOMH	0	01/09/2018
MHA96044	MH MOVE-ON	0	01/01/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2634/59	4/04/2023	WD	Q	I	01	400,000
GRANTOR: 1854 CLINCH LLC						
GRANTEE: CLINCH DRIVE PARTNE						
2434/0696	2/09/2021	WD	Q	I	01	292,000
GRANTOR: BROWN DEBBIE L						
GRANTEE: 1854 CLINCH LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W66 S14 E66 N14$.

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
1	0350	CARPORT WD	0	0	16	16	76.00	SF	9.36	9.36	100	1997	1997	3	20	142	
2	0810	CONCRETE A	0	0	0	0	1,440.00	SF	6.50	6.50	100	1980	1980	3	35	3,276	
4	0751	UOP	0	0	10	5	50.00	SF	10.00	10.00	100	1993	1993	3	20	100	
5	0350	CARPORT WD	0	0	9	18	162.00	SF	9.36	9.36	100	1997	1997	3	20	303	
6	2810	MH SPACE	0	0	0	0	6.00	SF	2,400.00	2,400.00	100	0	0	3	100	14,400	
7	0752	USP	0	0	30	8	240.00	SF	15.00	15.00	100	2008	2008	3	56	2,016	

LAND DESCRIPTION

TOTAL OB/XF 20,237

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	002810	C	TRLR PARK	0		RS-2	261.00	228.00	251.00	FF		1.00	1.00	1.00	1,200.00	1,200.00	301,200							

REVIEW DATE 01/14/2020 BY DJ Total Acres: 0.00 Total Land Value: 301,200 Market: 0 Agricultural: 0 Common: 301,200 PRINTED 08/02/2023 BY SYS

S1/2 OF LOT 23 (LESS E 93 FT)
IN OR 2634/59
SUB OF SEC 30 PB 1/5

CLINCH DRIVE PARTNERS LLC
1854 CLINCH DRIVE
FERNANDINA BEACH, FL 32034

2023

00-00-30-0800-0023-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	01	FLAT 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03

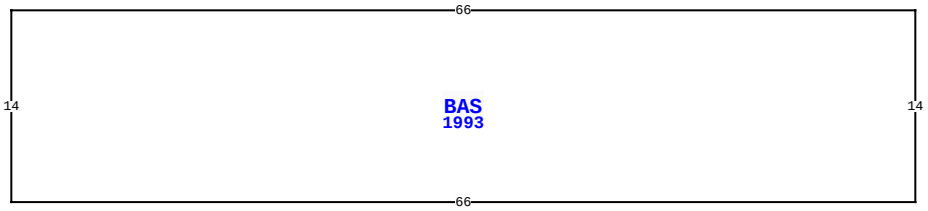
DOR CODE	2800	PARKING/MH LOT	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	2019.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	924	100	924	11,315
TOTALS	924		924	11,315

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0820	02	924	94.2000	61.23	56,577	1981	1981	0	0	15	70.00	20.00

3 M/H 93- – 0% - 0 Heated Area: 924 HX Base Yr



1854 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	47,278
TOTAL MARKET OB/XF VALUE	20,237
TOTAL LAND VALUE - MARKET	301,200
TOTAL MARKET VALUE	368,715
SOH/AGL Deduction	9,785
ASSESSED VALUE	358,930
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	358,930
TOTAL JUST VALUE	368,715
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	326,300

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2634/59	4/04/2023	WD	Q	I	01	400,000
GRANTOR: 1854 CLINCH LLC						
GRANTEE: CLINCH DRIVE PARTNE						
2434/0696	2/09/2021	WD	Q	I	01	292,000
GRANTOR: BROWN DEBBIE L						
GRANTEE: 1854 CLINCH LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W66 S14 E66 N14$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 01/14/2020 BY DJ Total Acres: 0.00 Total Land Value: 301,200 Market: 0 Agricultural: 0 Common: 301,200 PRINTED 08/02/2023 BY SYS

S1/2 OF LOT 23 (LESS E 93 FT)
IN OR 2634/59
SUB OF SEC 30 PB 1/5

CLINCH DRIVE PARTNERS LLC
1854 CLINCH DRIVE
FERNANDINA BEACH, FL 32034

2023

00-00-30-0800-0023-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	01	FLAT 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03

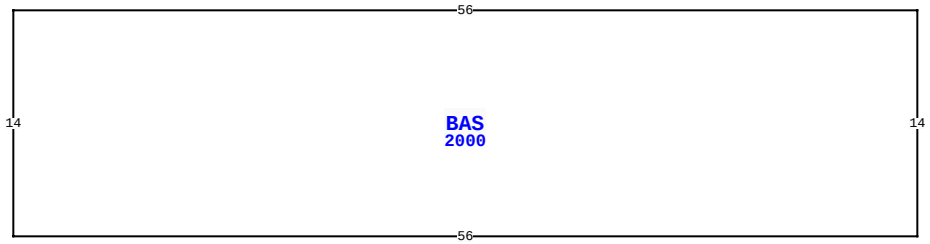
DOR CODE	2800	PARKING/MH LOT	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	2019.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	784	100	784	8,378
TOTALS	784		784	8,378

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0820	02	784	82.2000	53.43	41,889	1984	1984	0	0	15	70.00	20.00

4 M/H 93- – 0% - 0 Heated Area: 784 HX Base Yr



1854 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	47,278
TOTAL MARKET OB/XF VALUE	20,237
TOTAL LAND VALUE - MARKET	301,200
TOTAL MARKET VALUE	368,715
SOH/AGL Deduction	9,785
ASSESSED VALUE	358,930
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	358,930
TOTAL JUST VALUE	368,715
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	326,300

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2634/59	4/04/2023	WD	Q	I	01	400,000
GRANTOR: 1854 CLINCH LLC						
GRANTEE: CLINCH DRIVE PARTNE						
2434/0696	2/09/2021	WD	Q	I	01	292,000
GRANTOR: BROWN DEBBIE L						
GRANTEE: 1854 CLINCH LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2000] W56 S14 E56 N14 $.

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

REVIEW DATE 01/14/2020 BY DJ Total Acres: 0.00 Total Land Value: 301,200 Market: 0 Agricultural: 0 Common: 301,200 PRINTED 08/02/2023 BY SYS

S1/2 OF LOT 23 (LESS E 93 FT)
IN OR 2634/59
SUB OF SEC 30 PB 1/5

CLINCH DRIVE PARTNERS LLC
1854 CLINCH DRIVE
FERNANDINA BEACH, FL 32034

2023

00-00-30-0800-0023-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	01	FLAT 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	08	SHT VINYL 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	01	Quality Level 01

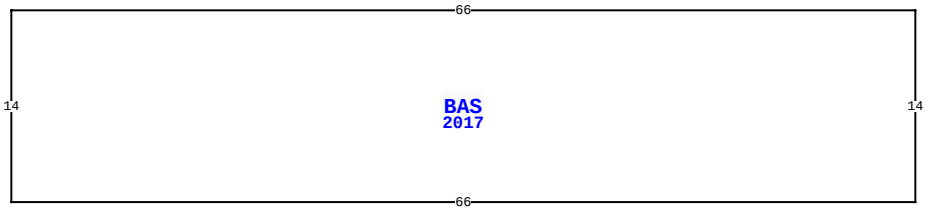
DOR CODE	2800	PARKING/MH LOT	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	2019.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	924	100	924	7,069
TOTALS	924		924	7,069

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0830	02	924	58.8500	38.25	35,343	1984	1984	0	0	15	70.00	20.00

5 MH 93NO RP – 0% - 0 Heated Area: 924 HX Base Yr



1854 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	47,278
TOTAL MARKET OB/XF VALUE	20,237
TOTAL LAND VALUE - MARKET	301,200
TOTAL MARKET VALUE	368,715
SOH/AGL Deduction	9,785
ASSESSED VALUE	358,930
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	358,930
TOTAL JUST VALUE	368,715
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	326,300

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2634/59	4/04/2023	WD	Q	I	01	400,000
GRANTOR: 1854 CLINCH LLC						
GRANTEE: CLINCH DRIVE PARTNE						
2434/0696	2/09/2021	WD	Q	I	01	292,000
GRANTOR: BROWN DEBBIE L						
GRANTEE: 1854 CLINCH LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017] W66 S14 E66 N14$.

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

REVIEW DATE 01/14/2020 BY DJ Total Acres: 0.00 Total Land Value: 301,200 Market: 0 Agricultural: 0 Common: 301,200 PRINTED 08/02/2023 BY SYS

S1/2 OF LOT 23 (LESS E 93 FT)
IN OR 2634/59
SUB OF SEC 30 PB 1/5

CLINCH DRIVE PARTNERS LLC
1854 CLINCH DRIVE
FERNANDINA BEACH, FL 32034

2023

00-00-30-0800-0023-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	01	FLAT 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	08	SHT VINYL 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	01	Quality Level 01

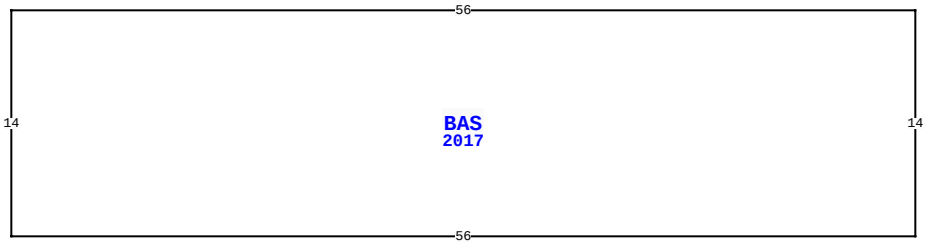
DOR CODE	2800	PARKING/MH LOT	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	2019.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	784	100	784	8,072
TOTALS	784		784	8,072

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0830	02	784	52.8000	34.32	26,907	1981	1981	0	0	0	70.00	30.00

6 MH 93NO RP – 0% - 0 Heated Area: 784 HX Base Yr



1854 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	47,278
TOTAL MARKET OB/XF VALUE	20,237
TOTAL LAND VALUE - MARKET	301,200
TOTAL MARKET VALUE	368,715
SOH/AGL Deduction	9,785
ASSESSED VALUE	358,930
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	358,930
TOTAL JUST VALUE	368,715
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	326,300

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2634/59	4/04/2023	WD	Q	I	01	400,000
GRANTOR: 1854 CLINCH LLC						
GRANTEE: CLINCH DRIVE PARTNE						
2434/0696	2/09/2021	WD	Q	I	01	292,000
GRANTOR: BROWN DEBBIE L						
GRANTEE: 1854 CLINCH LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017] W56 S14 E56 N14$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 01/14/2020 BY DJ Total Acres: 0.00 Total Land Value: 301,200 Market: 0 Agricultural: 0 Common: 301,200 PRINTED 08/02/2023 BY SYS