PT OF LOT 31
L/E OR 1467/166
SUB OF SEC 30 PB 1/5

TAVANIS AUDREY L/E/
1417 SADLER RD #217
FERNANDINA BEACH, FL 32034

2023

00-00-30-0800-0031-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

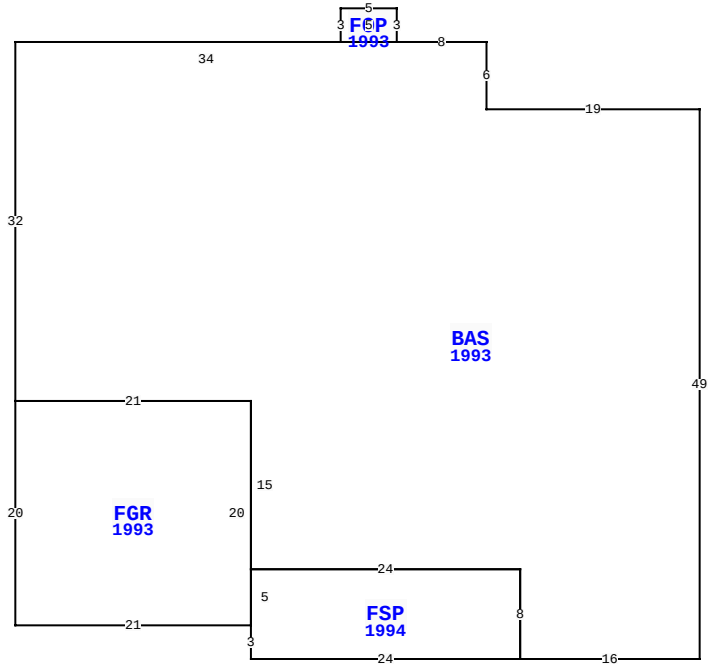
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	04	BUILT-UP 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	03	MASONRY 100
Stories	1.	1. 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	2,566	100	2,566	174,143
FGR	420	55	231	15,677
FOP	15	30	4	271
FSP	192	40	77	5,226
TOTALS	3,193		2,878	195,317

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,878	117.5000	106.04	305,183	1956	1970	0	0	0	36.00	64.00

1 SINGLE FAM – 100% - 2007 Heated Area: 2566 HX Base Yr 2007



1862 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		195,317
TOTAL MARKET OB/XF VALUE		9,931
TOTAL LAND VALUE - MARKET		213,600
TOTAL MARKET VALUE		418,848
SOH/AGL Deduction		203,299
ASSESSED VALUE		215,549
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		165,549
TOTAL JUST VALUE		418,848
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		414,145

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1467/0166	12/21/2006	WD	U	I	01	100
GRANTOR: TAVANIS AUDREY & SAND						
GRANTEE: TAVANIS AUDREY L/E						
1144/1077	6/11/2003	WD	U	I	01	100
GRANTOR: TAVANIS NICHOLAS						
GRANTEE: TAVANIS NICHOLAS &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W19 N6 W8 FOP=[YR=1993] N3 W5 S3 E5 $ W34 S32
FGR=[YR=1993] S20 E21 FSP=[YR=1994] S3 E24 N8 W24 S5 $ N20
W21 $ E21 S15 E24 S8 E16 N49 $.

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	0510	GARAGE WD-	0	100	0	0	400.00	SF	35.00	35.00	100	1980	1980	3	20	2,800	
2	0940	SHEDS/PORT	0	100	0	0	25.00	SF	30.00	30.00	100	1980	1980	3	20	150	
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1956	1956	3	20	700	
4	0810	CONCRETE A	0	100	0	0	982.00	SF	6.50	6.50	100	1970	1970	3	22	1,404	
5	1242	WD DECK A	0	100	21	19	399.00	SF	10.00	10.00	100	1991	1991	3	20	798	
6	0845	KOOL DECK	0	100	0	0	597.00	SF	7.25	7.25	100	1982	1982	3	41	1,775	
7	0940	SHEDS/PORT	0	100	12	20	240.00	SF	30.00	30.00	100	1998	1998	3	20	1,440	
8	0940	SHEDS/PORT	0	100	12	12	144.00	SF	30.00	30.00	100	1998	1998	3	20	864	

LAND DESCRIPTION

TOTAL OB/XF 9,931

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	000100	C	SFR	100		RS-2	178.00	240.00	178.00	FF		1.00	1.00	1.00	1,200.00	1,200.00	213,600							

REVIEW DATE 02/20/2018 BY DJX Total Acres: 0.00 Total Land Value: 213,600 Market: 0 Agricultural: 0 Common: 213,600 PRINTED 08/02/2023 BY SYS