

PT OF LOTS 33 & 34
IN OR 893/1617 & OR 1845/897 &
OR 1845/899

THOMPSON CHRISTOPHER & JEANA S
PO BOX 6157
FERNANDINA BEACH, FL 32035-6157

2023

00-00-30-0800-0033-0080



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS												NASSAU COUNTY PROPERTY																								
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1																										
Exterior Wall	05	AVERAGE 100	0100	01	2,021	102.9000	92.87	187,690	1988	1995	0	0	0	13.25	86.75	VALUATION SUMMARY																									
Roof Structur	03	GABLE/HIP 100	1 SINGLE FAM - 100% - 2001													Heated Area: 1924													HX Base Yr 2001												
Roof Cover	03	COMP SHNGL 100														VALUATION BY													STANDARD												
Interior Wall	05	DRYWALL 100														Tax Group: 8													Tax Dist:												
Interior Floo	14	CARPET 100														BUILDING MARKET VALUE													162,821												
Air Condition	03	CENTRAL 100														TOTAL MARKET OB/XF VALUE													2,434												
Heating Type	04	AIR DUCTED 100														TOTAL LAND VALUE - MARKET													393,280												
Bedrooms	3	100														TOTAL MARKET VALUE													558,535												
Bathrooms	2	100														SOH/AGL Deduction													242,873												
Frame	02	WOOD FRAME 100														ASSESSED VALUE													315,662												
Stories	2.	2. 100														TOTAL EXEMPTION VALUE													HX HB 50,000												
Units	0	100														BASE TAXABLE VALUE													265,662												
BUD8 Adjustme	05	DIST 1A 100	TOTAL JUST VALUE													558,535																									
Occupancy	00	NONE 100	NCON VALUE													0																									
			INCOME VALUE																																						
			PREVIOUS YEAR MKT VALUE													557,690																									
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	878	100	878	70,736																																					
BAS	266	100	266	21,430																																					
DCK	24	10	2	161																																					
DCK	80	10	8	645																																					
FOP	264	30	79	6,365																																					
FUS	780	100	780	62,841																																					
STR	24	10	2	161																																					
STR	12	10	1	81																																					
STR	18	10	2	161																																					
STR	30	10	3	242																																					
TOTALS			2,376	2,021													162,821																								
EXTRA FEATURES			1925 CLINCH DR, FERNANDINA BEACH																																						
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	0940	SHEDS/PORT	0	100	8	10			80.00	SF	30.00		100	2011	2011	3	55	1,320																							
2	0830	FLAGSTONE	0	100	26	6			156.00	SF	12.00		100	1989	1989	3	59.5	1,114																							
LAND DESCRIPTION			TOTAL OB/XF													2,434																									
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	000100	C	SFR	100	0007	RS-2	142.00	150.00	142.00	FF		1.00	1.00	1.00	1,200.00	1,200.00	170,400																								
2	000116	C	SFR MARSH	100	0006	RS-2	0.00	0.00	1.99	AC		1.00	1.00	0.80	140,000.00	112,000.00	222,880																								
REVIEW DATE 02/20/2018 BY DJX Total Acres: 1.99 Total Land Value: 393,280 Market: 0 Agricultural: 0 Common: 393,280 PRINTED 08/02/2023 BY SYS																																									