

S 148 FT OF N 272 FT OF LOT 34
IN OR 1910/1719
SUB OF SEC 30 PB 1/5

THOMPSON JEANA S
1925 CLINCH DR
FERNANDINA BEACH, FL 32034

2023

00-00-30-0800-0034-0020



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	05 AVERAGE 60
Exterior Wall	15 CONC BLOCK 40
Roof Structure	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	08 SHT VINYL 50
Interior Floor	14 CARPET 50
Air Condition	02 WINDOW 100
Heating Type	02 CONVECTION 100
Bedrooms	3 100
Bathrooms	2.5 100
Frame	03 MASONRY 100
Stories	2. 2. 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
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NEIGHBORHOOD/LOC	2019.00
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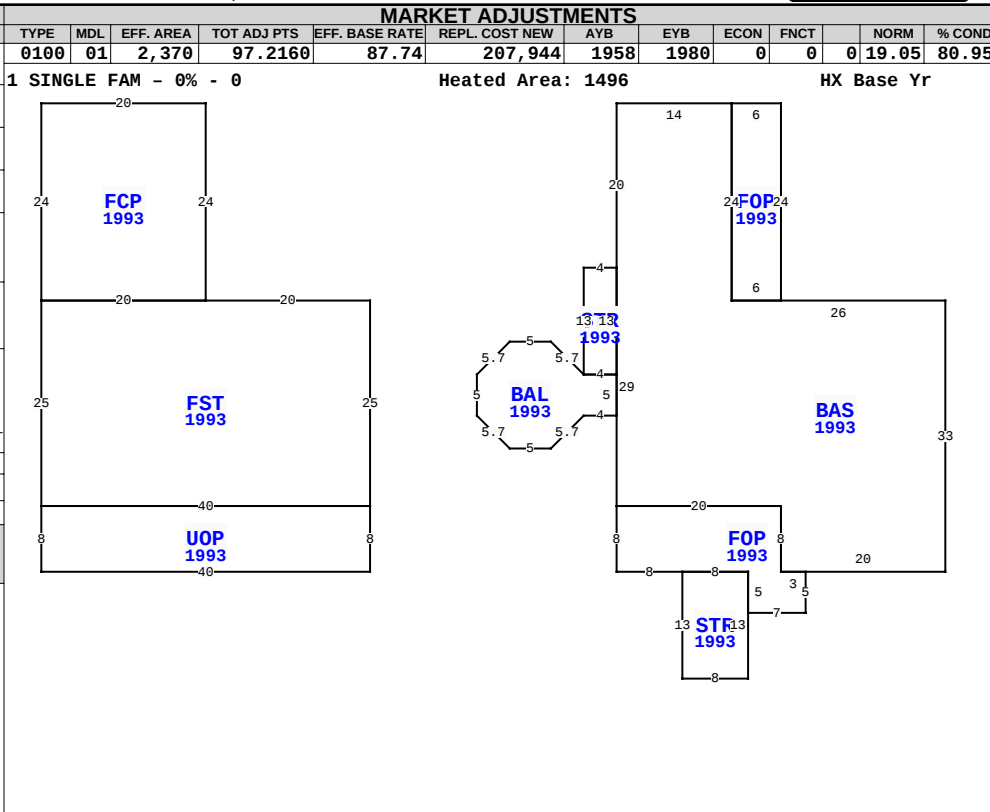
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	157	15	24	1,705
BAS	1,496	100	1,496	106,254
FCP	480	25	120	8,523
FOP	144	30	43	3,054
FOP	195	30	58	4,120
FST	1,000	55	550	39,064
STR	52	10	5	355
STR	104	10	10	710
UOP	320	20	64	4,545

TOTALS	3,948	2,370	168,331
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0810	CONCRETE A	0	0	0	595.00	SF	6.50	6.50
5	0749	M/H STORG	0	0	0	1.00	UT	500.00	500.00
6	0940	SHEDS/PORT	0	0	12	192.00	SF	20.10	20.10

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000116	C	SFR MARSH	0		RS-2	0.00	0.00	2.69

REVIEW DATE	06/19/2017	BY	DJ
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BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

TOTAL OB/XF									
2,811									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0810	CONCRETE A	0	0	0	595.00	SF	6.50	6.50
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NASSAU COUNTY PROPERTY		PAGE 1 of 1	8
VALUATION SUMMARY		STANDARD	
VALUATION BY	Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE			168,331
TOTAL MARKET OB/XF VALUE			2,811
TOTAL LAND VALUE - MARKET			338,940
TOTAL MARKET VALUE			510,082
SOH/AGL Deduction			62,677
ASSESSED VALUE			447,405
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			447,405
TOTAL JUST VALUE			510,082
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			509,723

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B950313	REPAIR/RRF	3,120	03/01/1995

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1910/1719	4/02/2014	QC	U	I	11
GRANTOR: THOMPSON CHRISTOPHER					SALE PRICE
GRANTEE: THOMPSON JEANA S					100
0254/0431	12/01/1977	WD	U	I	59,000
GRANTOR:					
GRANTEE:					

BUILDING NOTES									
BUILDING DIMENSIONS									
FOP=[YR=1993] W6 BAS=[YR=1993] W14 S20 STR=[YR=1993] W4 S13									
BAL=[YR=1993] U4 L4 W5 D4 L4 S5 D4 R4 E5 U4 R4 E4 N5									
W4\$ E4 N13\$ S29 FOP=[YR=1993] S8 E8 STR=[YR=1993] S13 E8									
N13 W8\$ E8 S5 E7 N5 W3 N8 W20 \$ E20 S8 E20 N33 W26 N24 \$ S24									
E6 N24 \$ PTR= W50S24 FST=[YR=1993] W20 FCP=[YR=1993]									
N24W20S24E20\$ W20S25 UOP=[YR=1993] S8E40N8W40\$ E40N25 \$									
N24E50 \$.									

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