

30-3N-28 S-3 & S-8
PT LOT 42
IN OR 1726/1759

MULLIS WOODROW A
1966 CLINCH DR
FERNANDINA BEACH, FL 32034

2023

00-00-30-0800-0042-0030



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1.5 100
Frame	02	WOOD FRAME 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	

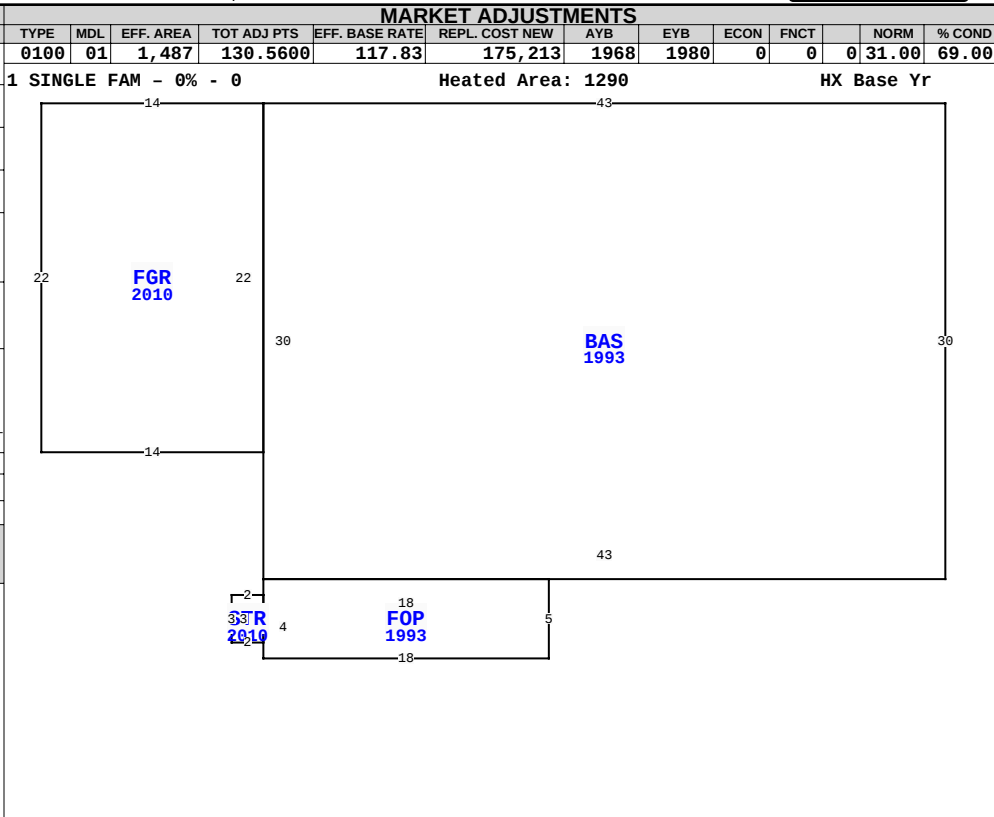
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,290	100	1,290	104,881
FGR	308	55	169	13,740
FOP	90	30	27	2,195
STR	6	10	1	81

TOTALS	1,694		1,487	120,897
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0810	CONCRETE A	0	0	0	1,175.00	SF	6.50	
2	0810	CONCRETE A	0	0	8	64.00	SF	6.50	
3	0510	GARAGE WD-	0	0	26	364.00	SF	35.00	
4	1243	WD DECK F	0	0	10	480.00	SF	3.20	

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	0	0006	RS-2	101.00	173.00	101.00

REVIEW DATE 08/02/2022 BY KBA



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

TOTAL OB/XF									
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Total Acres: 0.00 Total Land Value: 121,200 Market: 0 Agricultural: 0 Common: 121,200

NASSAU COUNTY PROPERTY									
PAGE 1 of 2									

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		129,157
TOTAL MARKET OB/XF VALUE		5,060
TOTAL LAND VALUE - MARKET		121,200
TOTAL MARKET VALUE		255,417
SOH/AGL Deduction		51,470
ASSESSED VALUE		203,947
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		203,947
TOTAL JUST VALUE		255,417
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		255,099

PERMIT NUM	DESCRIPTION	AMT	ISSUED
7363	REPAIR/RRF	4,500	07/02/1991

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
1726/1759	9/03/2004	QC	U	I	11	100			
GRANTOR: OBI THOMAS E & EVA MA									
GRANTEE: MULLIS WOODROW A									
1263/0798	10/04/2004	QC	U	I	01	100			
GRANTOR: OBI THOMAS & EVA									
GRANTEE: MULLIS WOODROW									

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1993] W43 FGR=[YR=2010] W14 S22 E14 N22\$ S30									
FOP=[YR=1993] S1 STR=[YR=2010] W2S3E2N3\$ S4 E18 N5W18 \$ E43									
N30\$.									

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