

PT OF N1/2 OF LOT 43(EX S-3)
IN OR 1600/1646
SUB OF SEC 30 PB 1/5

FREEMAN LILLIAN N
1969 CLINCH DR
FERNANDINA BEACH, FL 32034

2023

00-00-30-0800-0043-0010



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 2														
Exterior Wall	05	AVERAGE 100	0100	01	1,901	108.2900	97.73	185,785	1941	1985	0	0	16.50	83.50	VALUATION BY														
Roof Structur	03	GABLE/HIP 100	1 SINGLE FAM - 100% - 0												Heated Area: 1710														
Roof Cover	03	COMP SHNGL 100													HX Base Yr														
Interior Wall	04	PLYWOOD 100																											
Interior Floo	12	HARDWOOD 90																											
Interior Floo	07	CORK/VTILE 10																											
Air Condition	03	CENTRAL 100																											
Heating Type	04	AIR DUCTED 100																											
Bedrooms		3 100																											
Bathrooms		2 100																											
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	198	100	198	16,158																									
BAS	1,512	100	1,512	123,386																									
FOP	258	30	77	6,283																									
FST	208	55	114	9,303																									
TOTALS			2,176	1,901	155,130																								
EXTRA FEATURES			1969 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												
2	0510	GARAGE WD-	0	100	20	12	240.00	SF	26.95	26.95	100	1940	1940	3	20	1,294													
4	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1941	1941	3	20	700													
5	0810	CONCRETE A	0	100	37	2	74.00	SF	6.50	6.50	100	1941	1941	3	20	96													
6	0351	CARPORT MT	0	100	20	20	400.00	SF	10.00	10.00	100	1999	1999	3	20	800													
7	0940	SHEDS/PORT	0	100	10	20	200.00	SF	30.00	30.00	100	1999	1999	3	20	1,200													
8	0351	CARPORT MT	0	100	12	4	48.00	SF	10.00	10.00	100	1999	1999	3	20	96													
9	0810	CONCRETE A	0	100	0	0	1,130.00	SF	6.50	6.50	100	1999	1999	3	79	5,803													
10	0351	CARPORT MT	0	100	10	25	250.00	SF	10.00	10.00	100	1999	1999	3	20	500													
11	0940	SHEDS/PORT	0	100	30	25	750.00	SF	30.00	30.00	100	1999	1999	3	20	4,500													
12	0810	CONCRETE A	0	100	18	3	54.00	SF	6.50	6.50	100	1999	1999	3	79	277													
LAND DESCRIPTION			TOTAL OB/XF 15,266																										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV					
1	000116	C	SFR MARSH	100	0006	RS-2	0.00	0.00	1.72	AC		1.00	1.00	1.00	75,000.00	75,000.00	129,000												
REVIEW DATE 05/18/2020 BY DJA Total Acres: 1.72 Total Land Value: 129,000 Market: 0 Agricultural: 0 Common: 129,000 PRINTED 08/02/2023 BY SYS																													

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