PT OF LOT 44
1986 SUMMIT/HORTON DW/MH
IN OR 2021/191

GARRETT VERONICA STAR
2027 CLINCH DR
FERNANDINA BEACH, FL 32034

2023

00-00-30-0800-0044-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 100
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
Quality	05	Quality Level 05

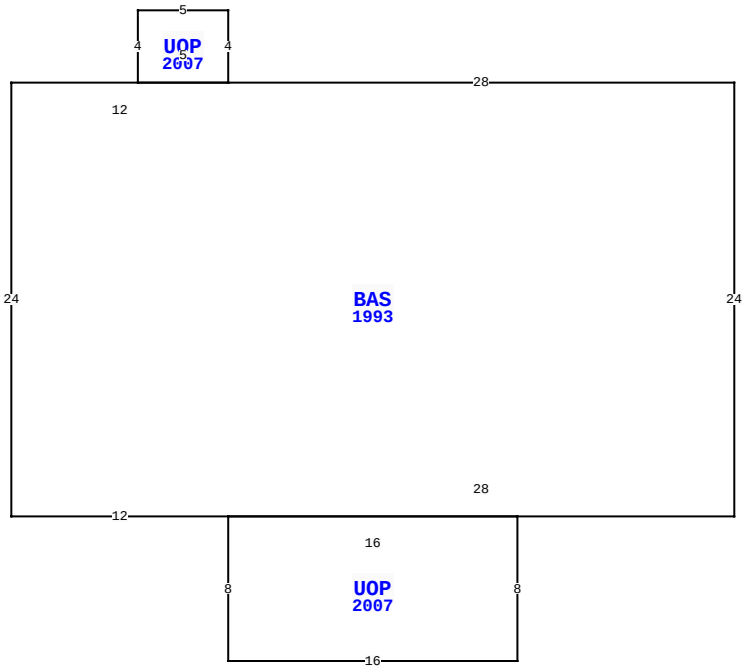
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 02
NEIGHBORHOOD/LOC 2019.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	960	100	960	55,711
UOP	20	25	5	290
UOP	128	25	32	1,857
TOTALS	1,108		997	57,858

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	997	148.8000	96.72	96,430	1986	2006	0	0	0	40.00	60.00

1 M/H 93- – 100% - 2016 Heated Area: 960 HX Base Yr 2016



BLD DATE	01/27/2015	KK	LGL DATE
XF DATE			LAND DATE
INC DATE			AG DATE

2027 CLINCH DR, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		57,858
TOTAL MARKET OB/XF VALUE		1,840
TOTAL LAND VALUE - MARKET		120,000
TOTAL MARKET VALUE		179,698
SOH/AGL Deduction		95,861
ASSESSED VALUE		83,837
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		33,837
TOTAL JUST VALUE		179,698
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		172,872

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E17216	ELEC OTHER	18,000	04/01/2006
E17217	ELEC OTHER	18,000	04/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2021/0191	12/29/2015	WD	Q	I	01	89,000
GRANTOR: HARDY RICHARD & REBEC						
GRANTEE: GARRETT VERONICA ST						
1998/1361	8/24/2015	CT	U	I	18	50,000
GRANTOR: CLERK OF COURT						
GRANTEE: HARDY RICHARD & REB						

BUILDING NOTES

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	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1986	1986	3	62	1,240	
2	0940	SHEDS/PORT	0	100	10	10	100.00	SF	30.00	30.00	100	1998	1998	3	20	600	

BUILDING DIMENSIONS

BAS=[YR=1993] W28 UOP=[YR=2007] N4 W5 S4 E5$ W12 S24 E12
UOP=[YR=2007] S8 E16 N8 W16$ E28 N24 $.

LAND DESCRIPTION

TOTAL OB/XF 1,840

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	000102	C	SFR/MH	100	0006	RS-2	100.00	100.00	100.00	FF		1.00	1.00	1.00	1,200.00	1,200.00	120,000							

REVIEW DATE 08/02/2022 BY KBA Total Acres: 0.00 Total Land Value: 120,000 Market: 0 Agricultural: 0 Common: 120,000 PRINTED 08/02/2023 BY SYS