BLOCK 193 LOT 6
IN OR 2230/1299
CITY OF FDNA BEACH

CLARK EMILY D
1321 CLINCH DRIVE
FERNANDINA BEACH, FL 32034

2023

00-00-31-1800-0193-0060

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

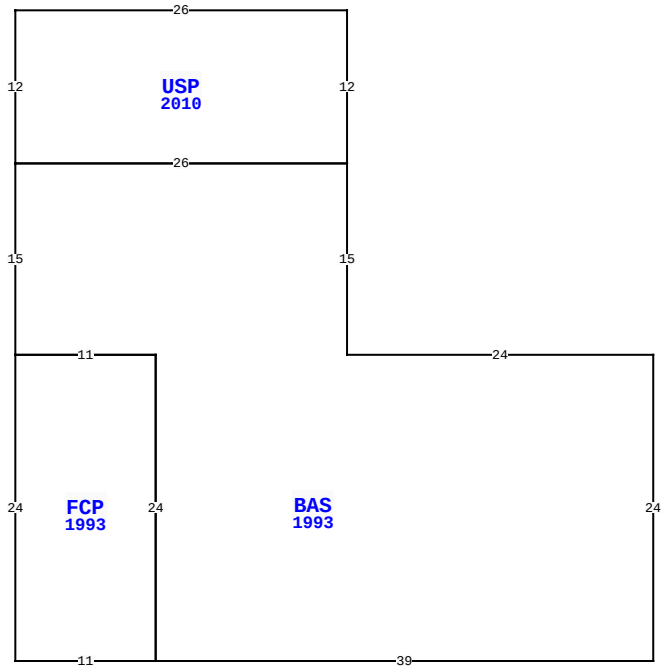
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	03	MASONRY 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	2016.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,326	100	1,326	101,073
FCP	264	25	66	5,031
USP	312	30	94	7,165
TOTALS	1,902		1,486	113,269

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,486	122.4000	110.47	164,158	1963	1980	0	0	0	31.00	69.00

1 SINGLE FAM – 100% - 2020 Heated Area: 1326 HX Base Yr 2020



1321 CLINCH DR, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		113,269
TOTAL MARKET OB/XF VALUE		483
TOTAL LAND VALUE - MARKET		100,000
TOTAL MARKET VALUE		213,752
SOH/AGL Deduction		81,493
ASSESSED VALUE		132,259
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		82,259
TOTAL JUST VALUE		213,752
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		195,096

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B950391	REPAIR/RRF	525	09/01/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2230/1299	10/10/2018	WD	Q	I	02	149,500
GRANTOR: WILLIAMS EDWARD & DON						
GRANTEE: CLARK EMILY D						
2016/1340	11/12/2015	QC	U	I	11	100
GRANTOR: WILLIAMS DONNIE F/K/A						
GRANTEE: WILLIAMS EDWARD & D						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W24 N15 USP=[YR=2010] N12 W26 S12 E26$ W26 S15
FCP=[YR=1993] S24 E11 N24W11$ E11 S24 E39 N24$.

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	0812	CONCRETE C	0	100	0	0	345.00	SF	4.00	4.00	100	1980	1980	3	35	483	

LAND DESCRIPTION

TOTAL OB/XF 483

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	000100	C	SFR	100			100.00	100.00	100.00	FF		1.00	1.00	1.00	1,000.00	1,000.00	100,000							

REVIEW DATE 01/14/2021 BY TWA Total Acres: 0.00 Total Land Value: 100,000 Market: 0 Agricultural: 0 Common: 100,000 PRINTED 08/02/2023 BY SYS