BLOCK 193 LOT 7
CITY OF FDNA BEACH

SOUZA CHRIS & LUCIENNE P
1315 CLINCH DR
FERNANDINA BEACH, FL 32034

2023

00-00-31-1800-0193-0070

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

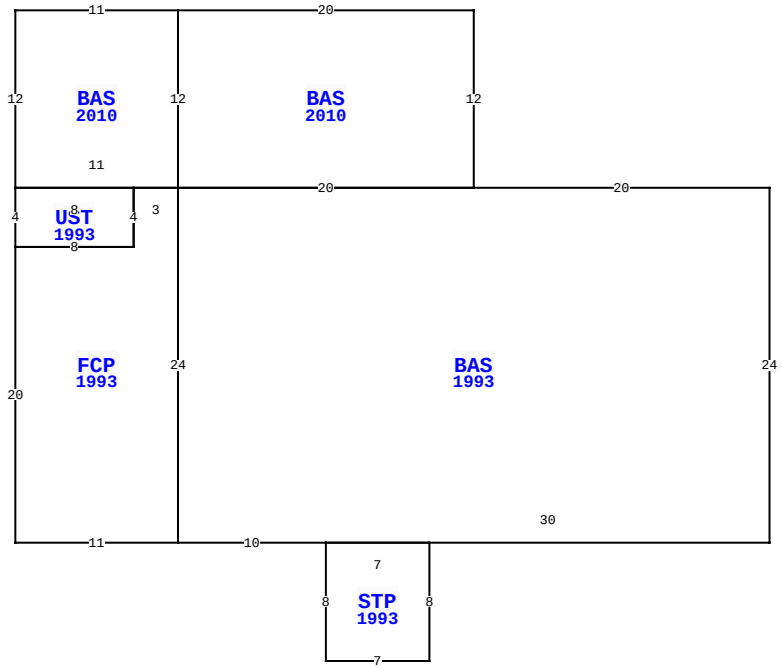
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	05	DIST 1A 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
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	960	100	960	99,572
BAS	132	100	132	13,691
BAS	240	100	240	24,893
FCP	232	25	58	6,016
STP	56	10	6	622
UST	32	45	14	1,452
TOTALS	1,652		1,410	146,246

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,410	124.9248	112.74	158,963	1963	2005	0	0	0	8.00	92.00

1 SINGLE FAM – 100% - 2022 Heated Area: 1332 HX Base Yr 2022



1315 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		146,246
TOTAL MARKET OB/XF VALUE		2,788
TOTAL LAND VALUE - MARKET		100,000
TOTAL MARKET VALUE		249,034
SOH/AGL Deduction		18,542
ASSESSED VALUE		230,492
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		180,492
TOTAL JUST VALUE		249,034
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		223,779

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2491/0769	8/26/2021	WD	Q	I	01	302,000
GRANTOR: WERDER CHARLES E JR &						
GRANTEE: SOUZZA CHRIS & LUCI						
2017/1305	12/07/2015	SW	U	I	12	87,000
GRANTOR: FEDERAL HOME LOAN MOR						
GRANTEE: WERDER CHARLES E JR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W20 BAS=[YR=2010] N12 W20 BAS=[YR=2010] W11 S12 UST=[YR=1993] S4 FCP=[YR=1993] S20 E11 N24 W3 S4 W8 $ E8 N4 W8 $ E11 N12 $ S12 E20 $ W20 S24 E10 STP=[YR=1993] S8 E7 N8 W7 $ E30 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
2	0812	CONCRETE C	0	100	0	0	1,025.00	SF	4.00	4.00	100	1993	1993	3	68	2,788	

LAND DESCRIPTION

TOTAL OB/XF 2,788

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