BLOCK 193 LOT 8
IN OR 1907/1425
CITY OF FDNA BCH

WILCOX EDGAR T & ELAINE G
1307 CLINCH DRIVE
FERNANDINA BEACH, FL 32034

2023

00-00-31-1800-0193-0080

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 50
Exterior Wall	19	COMMON BRK 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	02	ROLL COMP 50
Roof Cover	03	COMP SHNGL 50
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
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

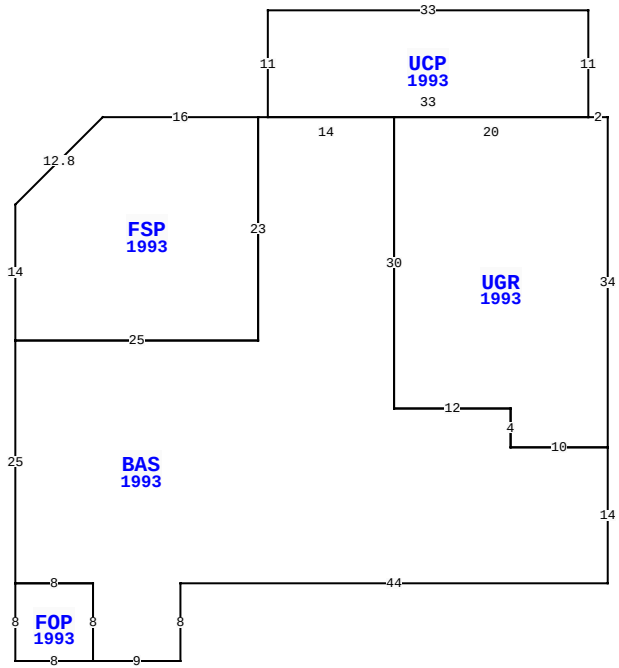
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	2016.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,725	100	1,725	136,316
FOP	64	30	19	1,502
FSP	535	40	214	16,911
UCP	363	20	73	5,769
UGR	700	45	315	24,892
TOTALS	3,387		2,346	185,389

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,346	110.8380	100.03	234,670	1963	1990	0	0	0	21.00	79.00

1 SINGLE FAM – 100% - 2017 Heated Area: 1725 HX Base Yr 2017



1307 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		185,389
TOTAL MARKET OB/XF VALUE		2,724
TOTAL LAND VALUE - MARKET		100,000
TOTAL MARKET VALUE		288,113
SOH/AGL Deduction		138,679
ASSESSED VALUE		149,434
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		99,434
TOTAL JUST VALUE		288,113
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		221,155

PERMIT NUM	DESCRIPTION	AMT	ISSUED
0242	ADDITION	4,500	06/01/1993
8377	REPAIR/RRF	1,000	09/14/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1907/1425	3/14/2014	WD	Q	I	02	112,000
GRANTOR: MALPHRUS RUDOLPH MICH						
GRANTEE: WILCOX EDGAR T & EL						
0150/0401	1/01/1973	WD	Q	I		19,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

UGR=[YR=1993] W2 UCP=[YR=1993] N11W33S11 E33$ W20
BAS=[YR=1993] W14 FSP=[YR=1993] W16 D9 L9 S14 E25N23$
S23W25 S25 FOP=[YR=1993] S8E8N8W8$ E8S8E9N8 E44 N14
W10N4W12N30$ S30 E12S4 E10N34$.

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	0810	CONCRETE A	0	100	29	21	609.00	SF	6.50	6.50	100	1976	1976	3	28	1,108	
2	0810	CONCRETE A	0	100	74	12	888.00	SF	6.50	6.50	100	1976	1976	3	28	1,616	

LAND DESCRIPTION

TOTAL OB/XF 2,724

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	0006		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