

BLOCK 199 LOT S 90 FT OF 1
& 8 & N 10 FT OF 2 & 7
IN OR 2106/719

LANDRY SHAWN M
1458 CLINCH DR
FERNANDINA BEACH, FL 32034

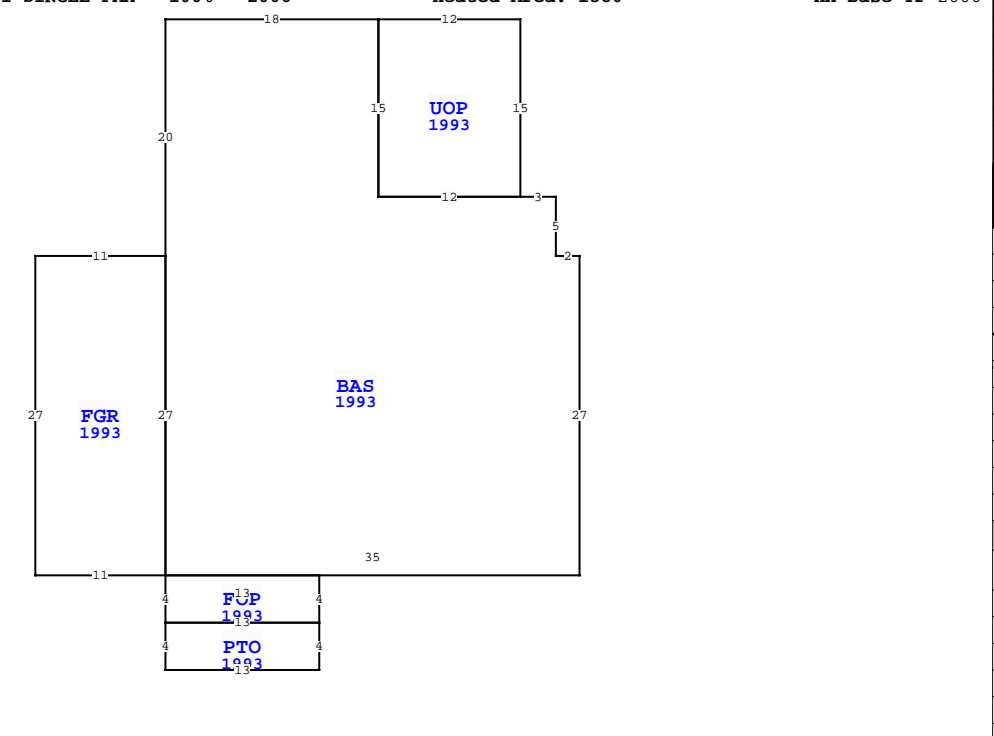
2023

00-00-31-1800-0199-0010

BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 70
Interior Floor	14	CARPET 30
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

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	1,598	138.8220	125.29	200,213	1964	1990		0	0	26.00	74.00

NASSAU COUNTY PROPERTY			PAGE 1 of 2	8
VALUATION SUMMARY				
VALUATION BY			STANDARD	
Tax Group: 8			Tax Dist:	
BUILDING MARKET VALUE			189,037	
TOTAL MARKET OB/XF VALUE			14,795	
TOTAL LAND VALUE - MARKET			150,000	
TOTAL MARKET VALUE			353,832	
SOH/AGL Deduction			173,625	
ASSESSED VALUE			180,207	
TOTAL EXEMPTION VALUE			50,000	
BASE TAXABLE VALUE			130,207	
TOTAL JUST VALUE			353,832	
NCON VALUE			0	
INCOME VALUE				
PREVIOUS YEAR MKT VALUE			323,162	



EXTRA FEATURES				
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L W
1	0810	CONCRETE A	0 100	48 9
2	0861	POOL GUNIT	0 100	0 0
3	0845	KOOL DECK	0 100	0 0
4	0810	CONCRETE A	0 100	20 13
5	0504	FP-ELECTRI	0 100	0 0
6	0812	CONCRETE C	0 100	0 0

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
1	0810	CONCRETE A	0 100	48 9	432.00	SF	6.50	6.50	100	1964	1964	3	20	562	
2	0861	POOL GUNIT	0 100	0 0	300.00	SF	85.00	85.00	100	1980	1980	3	20	5,100	
3	0845	KOOL DECK	0 100	0 0	330.00	SF	7.25	7.25	100	1980	1980	3	35	837	
4	0810	CONCRETE A	0 100	20 13	260.00	SF	6.50	6.50	100	1990	1990	3	62	1,048	
5	0504	FP-ELECTRI	0 100	0 0	1.00	UT	2,000.00	2,000.00	100	1991	1991	3	72	1,440	
6	0812	CONCRETE C	0 100	0 0	1,452.00	SF	4.00	4.00	100	2021	2021	3	100	5,808	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20210669	GARAGE	0	03/01/2021
2859	H/AC	3,000	12/18/1988

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2106/0719	3/01/2017	QC	U	I	30	76,000

BUILDING NOTES						
GRANTOR: LANDRY ANGELINE H						
GRANTEE: LANDRY SHAWN M						
2077/1831 10/04/2016 MS U I 11 100						
GRANTOR: LANDRY ANGELINE H						
GRANTEE: LANDRY SHAWN M						

BUILDING DIMENSIONS						
BAS=[YR=1993] W2 N5 W3 UOP=[YR=1993] N15 W12 S15 E12 \$ W12 N15 W18 S20 FGR=[YR=1993] W11 S27 E11 N27 \$ S27 FOP=[YR=1993] S4 PTO=[YR=1993] S4E13N4W13\$ E13 N4 W13 \$ E35 N27 \$.						

LAND DESCRIPTION																								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	200.00	100.00	FF		1.00	1.00	1.50	1,000.00	1,500.00	150,000							

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ELEMENT	CD															
Exterior Wall	25	MOD METAL 100														
Roof Structur	03	GABLE/HIP 100														
Roof Cover	12	MODULAR MT 100														
Interior Wall	01	MINIMUM 100														
Interior Floo	03	CONC FINSH 100														
Air Condition	01	NONE 100														
Heating Type	01	NONE 100														
Bedrooms		0 100														
Bathrooms		0 100														
Frame	05	STEEL 100														
Stories	0	0 100														
Units		0 100														
Occupancy	00	NONE 100														
Quality		06	Quality Level 06													
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													
BAS	1,800	100	1,800													
SUBAREA MARKET VALUE		40,879														
TOTALS	1,800		1,800													
EXTRA FEATURES		1458 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

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
2												Garage Res - 100% - 2006	
					Heated Area: 1800				HX Base Yr 2006				
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