

FOLEY THOMAS P JR & CAREY M
1475 CLINCH DR
FERNANDINA BEACH, FL 32034

00-00-31-1800-0200-0060

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY											
ELEMENT		CD	CONSTRUCTION							TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY									
Exterior Wall		19	COMMON BRK 60							0100	01	2,020	118.2860	106.75	215,635	1963	1990	0	0	21.70	78.30	VALUATION BY					STANDARD				
Exterior Wall		05	AVERAGE 40							1 SINGLE FAM - 100% - 1995										Heated Area: 1978 HX Base Yr 1995											
Roof Structur		03	GABLE/HIP 100							BAS 2000 BAS 1993 FOP 1993										BUILDING MARKET VALUE					168,842						
Roof Cover		03	COMP SHNGL 100																	TOTAL MARKET OB/XF VALUE					41,829						
Interior Wall		05	DRYWALL 100																	TOTAL LAND VALUE - MARKET					100,000						
Interior Floo		12	HARDWOOD 90																	TOTAL MARKET VALUE					310,671						
Interior Floo		14	CARPET 10																	SOH/AGL Deduction					164,500						
Air Condition		03	CENTRAL 100																	ASSESSED VALUE					146,171						
Heating Type		04	AIR DUCTED 100																	TOTAL EXEMPTION VALUE					HX HB 50,000						
Bedrooms			4 100																	BASE TAXABLE VALUE					96,171						
Bathrooms			2 100																	TOTAL JUST VALUE					310,671						
Frame		03	MASONRY 100																	NCON VALUE					0						
Stories		1.	1. 100							INCOME VALUE																					
Units			0 100							PREVIOUS YEAR MKT VALUE					271,630																
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	1,362	100	1,362	113,844																											
BAS	616	100	616	51,489																											
FOP	140	30	42	3,511																											
TOTALS		2,118		2,020	168,842																										
EXTRA FEATURES										1475 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															
1	0810	CONCRETE A	0 100	0	0	1,580.00	SF	3.25	3.25	100	2001	2001	3	82	4,211																
3	0850	PEBBLE WLK	0 100	47	4	188.00	SF	3.50	3.50	100	1963	1963	3	20	132																
4	0850	PEBBLE WLK	0 100	22	12	264.00	SF	3.50	3.50	100	1964	1964	3	20	185																
6	1242	WD DECK A	0 100	0	0	444.00	SF	10.00	10.00	100	2000	2000	3	20	888																
7	0861	POOL GUNIT	0 100	0	0	450.00	SF	85.00	85.00	100	2015	2015	3	81	30,983																
8	0855	CONC PAVER	0 100	0	0	808.00	SF	7.00	7.00	100	2015	2015	3	96	5,430																
LAND DESCRIPTION										TOTAL OB/XF 41,829																					
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	05/18/2020	BY	DJA	Total Acres:	0.00	Total Land Value:	100,000	Market:	0	Agricultural:	0	Common:	100,000	PRINTED 08/02/2023 BY SYS																	