

BLK 208 LOTS 1, 8 & W1/2 OF R/W
LYING E THEREOF ABND BY
OR 497/9

GRIFFIN DIANNE A
1534 CLINCH DRIVE
FERNANDINA BEACH, FL 32034

2023

00-00-31-1800-0208-0010



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	08 WD ON PLY 50
Exterior Wall	19 COMMON BRK 50
Roof Structure	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 100
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	0 100
Bathrooms	2 100
Frame	02 WOOD FRAME 100
Stories	2. 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
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NEIGHBORHOOD/LOC	2016.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,584	100	1,584	102,036
FOP	76	30	23	1,482
FUS	675	100	675	43,481
UCP	375	20	75	4,831
UCP	54	20	11	709

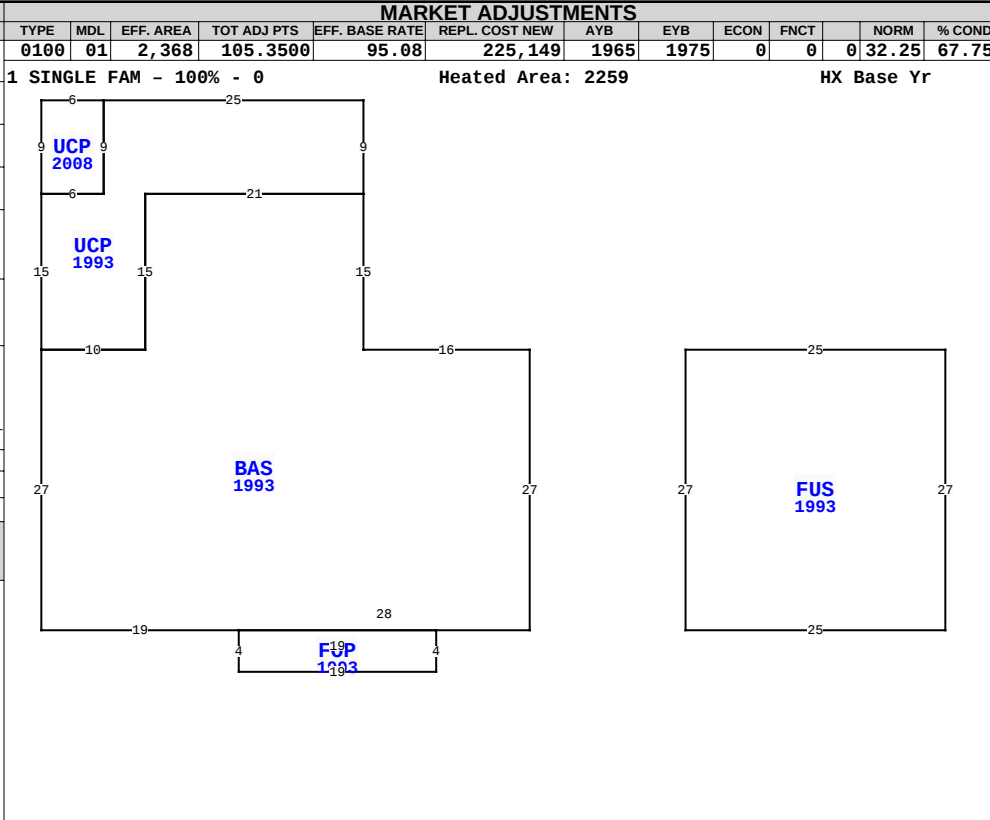
TOTALS	2,764	2,368	152,538
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EXTRA FEATURES

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	280.00	SF	6.50	6.50	100	1980	1980	3	35	637	
2	0810	CONCRETE A	0	100	0	0	160.00	SF	6.50	6.50	100	1980	1980	3	35	364	
3	0810	CONCRETE A	0	100	0	0	648.00	SF	6.50	6.50	100	1987	1987	3	54.5	2,296	
4	0940	SHEDS/PORT	0	100	0	0	128.00	SF	30.00	30.00	100	1987	1987	3	20	768	
5	0861	POOL GUNIT	0	100	12	24	288.00	SF	85.00	85.00	100	1996	1996	3	20	4,896	
6	0845	KOOL DECK	0	100	0	0	650.00	SF	7.25	7.25	100	1996	1996	3	73	3,440	
7	0351	CARPORT MT	0	100	20	25	500.00	SF	6.90	6.90	100	1997	1997	3	20	690	
8	0940	SHEDS/PORT	0	100	10	20	200.00	SF	30.00	30.00	100	1997	1997	3	20	1,200	

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			100.00	230.00	100.00	FF		1.00	1.00	0.90	1,000.00	900.00	90,000							



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

1534 CLINCH DR, FERNANDINA BEACH

TOTAL OB/XF 14,291

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			100.00	230.00	100.00	FF		1.00	1.00	0.90	1,000.00	900.00	90,000							

NASSAU COUNTY PROPERTY VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	152,538
TOTAL MARKET OB/XF VALUE	14,291
TOTAL LAND VALUE - MARKET	90,000
TOTAL MARKET VALUE	256,829
SOH/AGL Deduction	99,305
ASSESSED VALUE	157,524
TOTAL EXEMPTION VALUE	50,000
BASE TAXABLE VALUE	107,524
TOTAL JUST VALUE	256,829
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	225,762

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B18582	REMODEL	8,000	10/31/2006
B9602787	SWIM POOL	8,500	01/01/1996

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W16 N15 UCP=[YR=1993] N9 W25 UCP=[YR=2008] W6 S9 E6 N9 \$ S9 W6 S15 E10 N15 E21 \$ W21 S15 W10 S27 E19 FOP=[YR=1993] S4 E19N4 W19 \$ E28N27 \$ PTR= E15 FUS=[YR=1993] E25 S27 W25 N27 \$ W15 \$.