BLOCK 308 PT OF S 55 FT OF
LOT 4 & PT OF MAGNOLIA ST LIES
W'LY & ADJ THE W'LY R/W LINE

MILLAN BROOKE DANILLE
1282 CLINCH DR
FERNANDINA BEACH, FL 32034

2023

00-00-31-1800-0308-0042

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

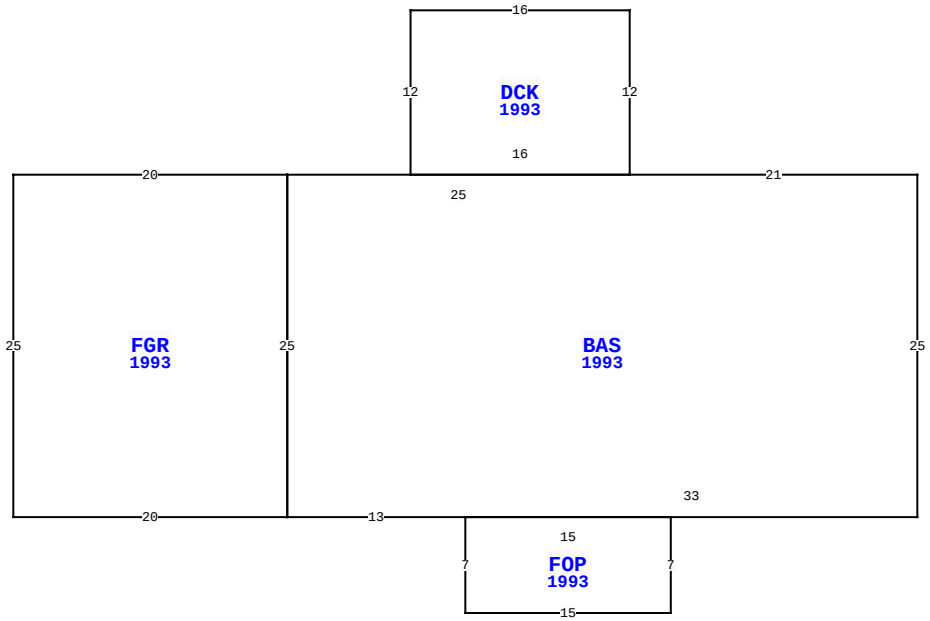
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 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	1,150	100	1,150	98,118
DCK	192	10	19	1,621
FGR	500	55	275	23,464
FOP	105	30	32	2,730
TOTALS	1,947		1,476	125,933

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,476	113.2200	102.18	150,818	1981	1985	0	0	0	16.50	83.50

1 SINGLE FAM – 100% - 2021 Heated Area: 1150 HX Base Yr 2021



1282 CLINCH DR, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		125,933
TOTAL MARKET OB/XF VALUE		2,166
TOTAL LAND VALUE - MARKET		115,000
TOTAL MARKET VALUE		243,099
SOH/AGL Deduction		44,953
ASSESSED VALUE		198,146
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		148,146
TOTAL JUST VALUE		243,099
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		219,065

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2604/1580	11/25/2022	QC	U	I	11	100
GRANTOR: MILLAN CONNER PAUL &						
GRANTEE: MILLAN BROOKE DANIE						
2352/1404	4/06/2020	FJ	U	I	11	0
GRANTOR: MILLAN ERNEST EST						
GRANTEE: MILLAN BROOKE D & C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W21DCK=[YR=1993] N12W16S12 E16$ W25
FGR=[YR=1993] W20 S25 E20 N25$ S25 E13 FOP=[YR=1993] S7 E15
N7 W15$ E33 N25$.

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	52	16	832.00	SF	6.50	6.50	100	1981	1981	3	38	2,055	
2	0810	CONCRETE A	0	100	15	3	45.00	SF	6.50	6.50	100	1981	1981	3	38	111	

LAND DESCRIPTION

TOTAL OB/XF 2,166

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		55.00	85.00	55.00	FF		1.00	1.00	1.00	1,000.00	1,000.00	55,000							
2	000100	C	SFR	100	0006		60.00	100.00	60.00	FF		1.00	1.00	1.00	1,000.00	1,000.00	60,000							

REVIEW DATE 04/10/2017 BY DJX Total Acres: 0.00 Total Land Value: 115,000 Market: 0 Agricultural: 0 Common: 115,000 PRINTED 08/02/2023 BY SYS