

BLOCK 310 LOT 2
IN OR 906/635
CITY OF FDNA BEACH

ERDMANN THOMAS J
1314 CLINCH DR
FERNANDINA BEACH, FL 32034

2023

00-00-31-1800-0310-0020



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	PAGE 1 of 1 8																				
Exterior Wall	15	CONC BLOCK 80	0100	01	963	102.1896	92.23	88,817	1965	1990	20	0	0	17.50	62.50	VALUATION SUMMARY																			
Exterior Wall	04	SINGLE SID 20	1 SINGLE FAM - 100% - 2000													Heated Area: 864 HX Base Yr 2000																			
Roof Structure	03	GABLE/HIP 100	11 36 12 12 UST 1993 11 24 12 12 FCP 1993 11 9 27 4 5 FOP 1993 1 2 STR 1993 2													VALUATION BY										STANDARD									
Roof Cover	03	COMP SHNGL 100														Tax Group: 8										Tax Dist:									
Interior Wall	05	DRYWALL 90														BUILDING MARKET VALUE										55,511									
Interior Wall	04	PLYWOOD 10														TOTAL MARKET OB/XF VALUE										3,242									
Interior Floor	14	CARPET 80														TOTAL LAND VALUE - MARKET										50,000									
Interior Floor	08	SHT VINYL 20														TOTAL MARKET VALUE										108,753									
Air Condition	03	CENTRAL 100														SOH/AGL Deduction										56,374									
Heating Type	04	AIR DUCTED 100														ASSESSED VALUE										52,379									
Bedrooms	1	1 100														TOTAL EXEMPTION VALUE										HX HB 27,379									
Bathrooms	03	MASONRY 100														BASE TAXABLE VALUE										25,000									
Frame	1.	1. 100	TOTAL JUST VALUE										108,753																						
Stories	0	0 100	NCON VALUE										0																						
Units	05	DIST 1A 100	INCOME VALUE																																
BUD8 Adjustme	00	NONE 100	PREVIOUS YEAR MKT VALUE										97,818																						
Occupancy																																			
Quality	02	Quality Level 02																																	
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	864	100	864	49,804																															
FCP	132	25	33	1,903																															
FOP	20	30	6	346																															
STR	6	10	1	58																															
UST	132	45	59	3,401																															
TOTALS	1,154		963	55,511																															
EXTRA FEATURES				1314 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	635.00	SF	6.50	6.50	100	1991	1991	3	64	2,642																			
2	0940	SHEDS/PORT	0	100	10	10	100.00	SF	30.00	30.00	100	2001	2001	3	20	600																			
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	100.00	100.00	FF		1.00	1.00	0.50	1,000.00	500.00	50,000																		
REVIEW DATE 04/10/2017 BY DJX Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 08/02/2023 BY SYS																																			