BLOCK 310 N85 FT OF LOT 4
CITY OF FDNA BEACH

ARMENTA CATHERINE
1326 CLINCH DR
FERNANDINA BEACH, FL 32034

2023

00-00-31-1800-0310-0041

BUILDING CHARACTERISTICS

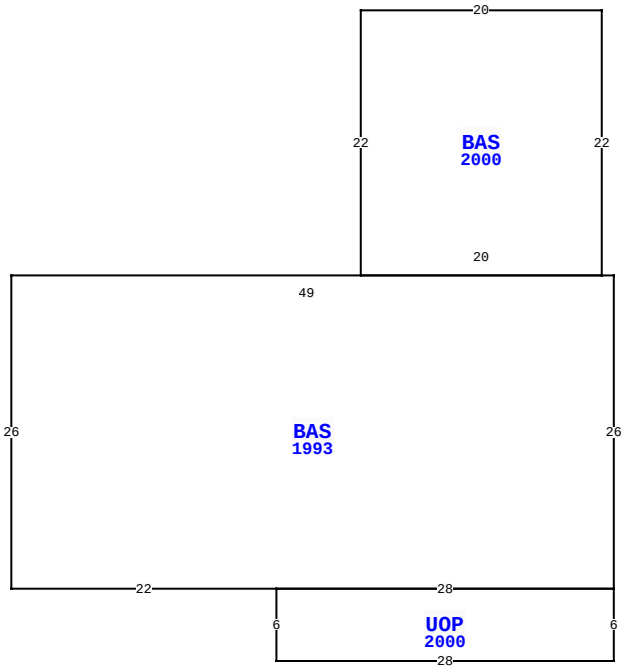
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 70
Exterior Wall	15	CONC BLOCK 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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
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	1,300	100	1,300	166,458
BAS	440	100	440	56,340
UOP	168	20	34	4,353
TOTALS	1,908		1,774	227,151

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,774	123.3000	146.42	259,749	1966	2006	0	0	0	12.55	87.45

1 SNGL FAM – 100% - 2022 Heated Area: 1740 HX Base Yr 2022



1326 CLINCH DR, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		227,151
TOTAL MARKET OB/XF VALUE		3,111
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		315,262
SOH/AGL Deduction		47,668
ASSESSED VALUE		267,594
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		217,594
TOTAL JUST VALUE		315,262
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		259,800

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E97-4057	ELEC OTHER	0	10/01/1997
B9704224	ADDITION	0	09/19/1997
0689	REMODEL	7,524	12/01/1993
0588	REMODEL	6,070	10/01/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2405/0782	11/02/2020	WD	Q	I	01	310,000
GRANTOR: BURTON SUE C						
GRANTEE: ARMENTA CATHERINE						
1758/0024	9/28/2011	QC	U	I	11	100
GRANTOR: BURTON SUE C						
GRANTEE: LONG THERESA L ETAL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W1 BAS=[YR=2000] N22 W20 S22 E20 $ W49 S26 E22 UOP=[YR=2000] S6 E28 N6 W28 $ E28 N26 $.

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	0	0	865.00	SF	6.50	6.50	100	1980	1980	3	35	1,968	
2	0940	SHEDS/PORT	0	100	12	10	120.00	SF	30.00	30.00	100	2000	2000	3	20	720	
3	0810	CONCRETE A	0	100	10	7	70.00	SF	6.50	6.50	100	2000	2000	3	80	364	
4	0810	CONCRETE A	0	100	3	4	12.00	SF	6.50	6.50	100	1997	1997	3	75	59	

LAND DESCRIPTION

TOTAL OB/XF 3,111

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		85.00	100.00	85.00	FF		1.00	1.00	1.00	1,000.00	1,000.00	85,000							

REVIEW DATE 04/10/2017 BY DJX Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 08/02/2023 BY SYS