

BLOCK E S1/2 OF LOT 5 &
ALL LOT 7
IN OR 2689/374

TACY ALONZO C TRUST/TACY ALONZO C TRUSTEE
1954 CLINCH DRIVE
FERNANDINA BEACH, FL 32034

2024

00-00-30-042C-000E-0050



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMMT 100
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	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02

NEIGHBORHOOD/LOC	2019.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,790	100	1,790	271,458
BAS	462	100	462	70,063
FOP	28	30	8	1,213
FOP	124	30	37	5,611

TOTALS	2,404		2,297	348,345
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0810	CONCRETE A	0	100	0	0	1,322.00	SF	6.50
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
3	0861	POOL GUNIT	0	100	38	18	684.00	SF	170.00
4	0845	KOOL DECK	0	100	0	0	995.00	SF	14.50
5	0811	CONCRETE B	0	100	0	0	560.00	SF	5.20
6	0476	VF 6 SBPL	0	100	0	0	76.00	LF	32.00
7	0470	VNYL GATE	0	100	0	0	2.00	UT	300.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	100	0006	RSF-	2139.00	163.00	139.00

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0900	01	2,297	132.5940	165.74	380,705	1958	2015	0	0	8.50	91.50	
1 SNGL FAM - 100% - 2021												
Heated Area: 2252												
HX Base Yr 2021												

1954 CLINCH DR, FERNANDINA BEACH	BLD DATE 04/08/2015	KK	LGL DATE 04/11/2024	MLU
	XF DATE		LAND DATE	
	INC DATE		AG DATE	

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	1,322.00	SF	6.50	6.50	100	1958	1958	3	20	1,719	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1958	1958	3	20	700	
3	0861	POOL GUNIT	0	100	38	18	684.00	SF	170.00	170.00	100	1981	1981	3	20	23,256	
4	0845	KOOL DECK	0	100	0	0	995.00	SF	14.50	14.50	100	1981	1981	3	35	5,050	
5	0811	CONCRETE B	0	100	0	0	560.00	SF	5.20	5.20	100	2019	2019	3	98	2,854	
6	0476	VF 6 SBPL	0	100	0	0	76.00	LF	32.00	32.00	100	2018	2018	3	94	2,286	
7	0470	VNYL GATE	0	100	0	0	2.00	UT	300.00	300.00	100	2018	2018	3	94	564	

TOTAL OB/XF												
36,429												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT
1	000100	C	SFR	100	0006	RSF-	2139.00	163.00	139.00	FF		1.00

NASSAU COUNTY PROPERTY									
PAGE 1 of 2									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 8					Tax Dist:				
BUILDING MARKET VALUE					397,284				
TOTAL MARKET OB/XF VALUE					36,429				
TOTAL LAND VALUE - MARKET					180,700				
TOTAL MARKET VALUE					614,413				
SOH/AGL Deduction					121,905				
ASSESSED VALUE					492,508				
TOTAL EXEMPTION VALUE					55,000				
BASE TAXABLE VALUE					437,508				
TOTAL JUST VALUE					614,413				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					586,603				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1707334	INTER/ROOF	45,900	08/14/2017
M951325	H/AC	0	10/01/1995
E952115	CHNGE SRVC	0	09/01/1995

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2689/374	1/02/2024	WD	U	I	11	100	
GRANTOR: TACY ALONZO C							
GRANTEE: TACY ALONZO C TRUST							
2364/0955	5/26/2020	WD	Q	I	01	520,000	
GRANTOR: SORDAHL RICHARD D & D							
GRANTEE: TACY ALONZO C & REB							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1993] W26 FOP=[YR=1993] N4 W7 S4 E7 \$ W40 S36 E14									
FOP=[YR=1993] E31 BAS=[YR=2019] E21 N22 W21 S22 \$ N4 W31 S4 \$									
N4 E31 N18 E21 N14 \$.									

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