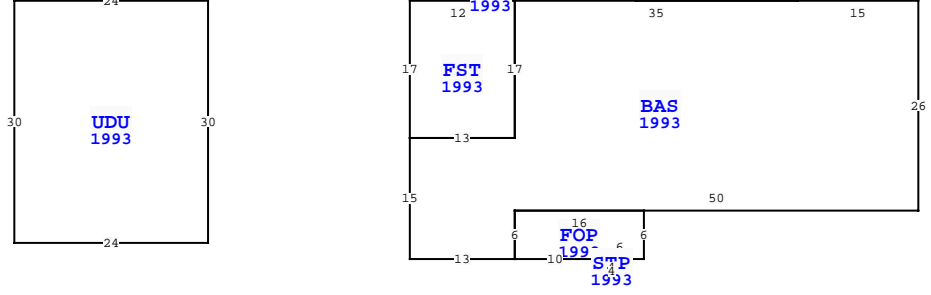


BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Exterior Wall	15 CONC BLOCK 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 70
Interior Floor	08 SHT VINYL 30
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2 100
Frame	03 MASONRY 100
Stories	1. 1. 100
Units	0 100
BUD8 Adjustme	05 DIST 1A 100
Occupancy	00 NONE 100

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	2,303	98.9800	94.03	216,551	1964	1980	0	0	21.50	78.50		
1 SINGLE FAM - 100% - 0 Heated Area: 1495 HX Base Yr													



Quality	03 Quality Level 03			
DOR CODE	0100 SINGLE FAMILY			
MAP NUM	MKT AREA 02			
NEIGHBORHOOD/LOC	2019.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,495	100	1,495	110,351
FEP	320	80	256	18,897
FOP	96	30	29	2,141
FST	221	55	122	9,006
PTO	12	5	1	74
PTO	80	5	4	295
STP	4	10	0	0
UDU	720	55	396	29,230
TOTALS	2,948		2,303	169,993

1918 CLINCH DR, FERNANDINA BEACH

BLD DATE	LGL DATE	04/11/2024	MLU
XF DATE	LAND DATE		
INC DATE	AG DATE		

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	576.00	SF	6.50	6.50	100	1980	1980	3	32.5	1,217	
2	0825	BRICK	0 100	30	4	120.00	SF	6.25	6.25	100	1995	1995	3	91	683	
3	0845	KOOL DECK	0 100	0	0	200.00	SF	7.25	7.25	100	1980	1980	3	32.5	471	
4	0681	POLE SHED	0 100	11	8	88.00	SF	15.00	15.00	100	1995	1995	3	23	304	

TOTAL OB/XF 2,675

LAND DESCRIPTION																								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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		RSF	2100.00	175.00	100.00	FF		1.00	1.00	1.00	1,300.00	1,300.00	130,000							

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 8	Tax Dist:		
BUILDING MARKET VALUE			169,993
TOTAL MARKET OB/XF VALUE			2,675
TOTAL LAND VALUE - MARKET			130,000
TOTAL MARKET VALUE			302,668
SOH/AGL Deduction			188,627
ASSESSED VALUE			114,041
TOTAL EXEMPTION VALUE	HX HB WR	55,000	
BASE TAXABLE VALUE			59,041
TOTAL JUST VALUE			302,668
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			285,342

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2682/1389	12/05/2023	LE U	I	11		100
GRANTOR: OGILVIE NORMAN MITCHE						
GRANTEE: HARMON KAREN OGILVI						

BUILDING NOTES													

BUILDING DIMENSIONS
 BAS=[YR=1993] W15 FEP=[YR=2011] N16 PTO=[YR=2011] N4 W20 S4 E20\$ W20 S16 E20\$ W35 FST=[YR=1993] W1 PTO=[YR=1993] N3 W4 S3 E4\$ W12 S17 E13 N17\$ S17 W13 S15 E13 FOP=[YR=1993] E10 STP=[YR=1993] S1 E4 N1 W4\$ E6 N6 W16 S6\$ N6 E50 N26\$ PTR=W88 UDU=[YR=1993] W24 S30 E24N30\$E88\$.