BLOCK L LOT 4
(EX N 12FT)
OAK GROVE SUB #3 PB 3/51

BELL JONATHAN M & OLIVIA T
1890 CLINCH DRIVE
FERNANDINA BEACH, FL 32034

2024

00-00-30-042D-000L-0040

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 90
Exterior Wall	16	WD FR STUC 10
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

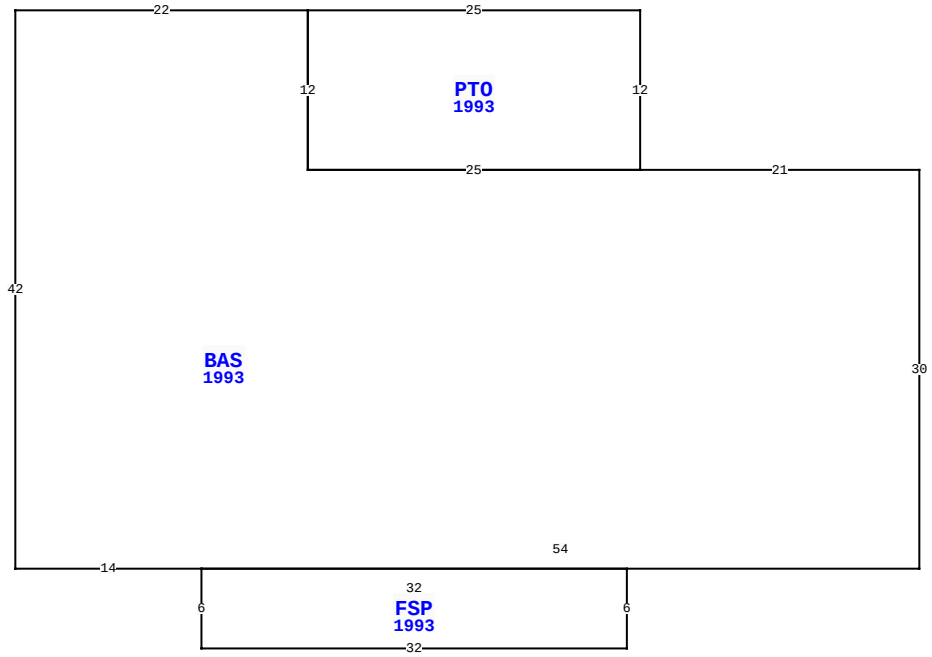
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	2019.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,304	100	2,304	159,327
FSP	192	40	77	5,325
PTO	300	5	15	1,037
TOTALS	2,796		2,396	165,688

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,396	103.8800	98.69	236,461	1978	1978	0	0	0	29.93	70.07

1 SINGLE FAM – 0% - 2024 Heated Area: 2304 HX Base Yr



1890 CLINCH DR, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	165,688
TOTAL MARKET OB/XF VALUE	23,388
TOTAL LAND VALUE - MARKET	110,500
TOTAL MARKET VALUE	299,576
SOH/AGL Deduction	0
ASSESSED VALUE	299,576
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	299,576
TOTAL JUST VALUE	299,576
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	305,262

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20003545	MODULAR	0	04/27/2020
1908869	DEMO MH	0	10/22/2019
V010132	REMODEL	4,212	03/01/2001
7596	REPAIR/RRF	55,900	10/10/1991

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2713/1649	5/20/2024	WD	Q	I	01	420,000
GRANTOR: BOATRIGHT SIMON P JR						
GRANTEE: BELL JONATHAN M & O						
2121/1879	5/22/2017	LE	U	I	11	100
GRANTOR: BOATRIGHT SARA C						
GRANTEE: BOATRIGHT SIMON P J						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W21 PTO=[YR=1993] N12 W25 S12 E25 $ W25 N12 W22 S42 E14 FSP=[YR=1993] S6 E32 N6 W32 $ E54 N30 $.

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	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1978	1978	3	42	1,470	
2	0810	CONCRETE A	0	0	0	0	987.00	SF	6.50	6.50	100	1978	1978	3	29	1,860	
3	0861	POOL GUNIT	0	0	34	16	544.00	SF	85.00	85.00	100	1982	1982	3	20	9,248	
4	0845	KOOL DECK	0	0	0	0	638.00	SF	7.25	7.25	100	1982	1982	3	38	1,758	
5	0681	POLE SHED	0	0	30	18	540.00	SF	15.00	15.00	100	1982	1982	3	20	1,620	
6	0511	GARAGE CB-	0	0	26	18	468.00	SF	40.00	40.00	100	1980	1980	3	32.5	6,084	
7	0810	CONCRETE A	0	0	58	11	638.00	SF	6.50	6.50	100	1980	1980	3	32.5	1,348	

LAND DESCRIPTION

TOTAL OB/XF 23,388

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	0		RSF-2	0.00	0.00	85.00	FF		1.00	1.00	1.00	1,300.00	1,300.00	110,500							

REVIEW DATE 07/23/2024 BY HSA Total Acres: 0.00 Total Land Value: 110,500 Market: 0 Agricultural: 0 Common: 110,500 PRINTED 08/06/2024 BY SYS