

W40 FT OF LOT 2 &
E60 FT OF LOT 3
IN OR 1835/1589

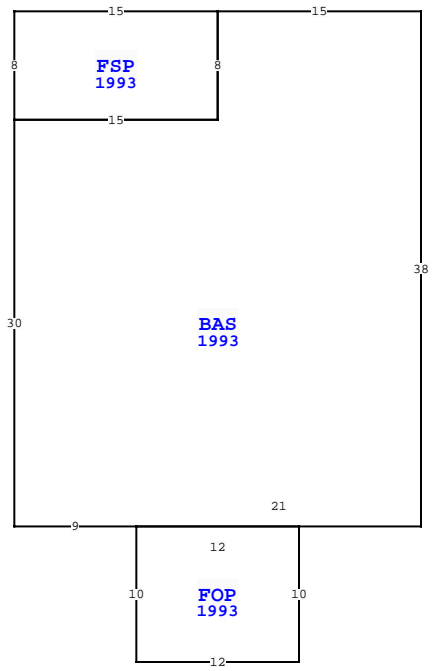
LANCASTER REGINA M/LANCASTER GAYLE MARK
2423 CLINCH DR
FERNANDINA BEACH, FL 32034

2024

00-00-30-0660-0002-0020

BUILDING CHARACTERISTICS		CONSTRUCTION		
ELEMENT	CD			
Exterior Wall	07	ASB SHNGLE	100	
Roof Structur	03	GABLE/HIP	100	
Roof Cover	03	COMP SHNGL	100	
Interior Wall	05	DRYWALL	100	
Interior Floo	08	SHT VINYL	50	
Interior Floo	14	CARPET	50	
Air Condition	03	CENTRAL	100	
Heating Type	04	AIR DUCTED	100	
Bedrooms		2	100	
Bathrooms		1	100	
Frame	02	WOOD FRAME	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		2018.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,020	100	1,020	71,204
FOP	120	30	36	2,513
FSP	120	40	48	3,351
TOTALS	1,260		1,104	77,069

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	1,104	107.2720	101.91	112,509	1955	1975		0	0	31.50	68.50	
1 SINGLE FAM - 0% - 0 Heated Area: 1020 HX Base Yr													



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VALUATION SUMMARY					
VALUATION BY	STANDARD				
Tax Group: 8	Tax Dist:				
BUILDING MARKET VALUE	77,069				
TOTAL MARKET OB/XF VALUE	1,075				
TOTAL LAND VALUE - MARKET	130,000				
TOTAL MARKET VALUE	208,144				
SOH/AGL Deduction	52,721				
ASSESSED VALUE	155,423				
TOTAL EXEMPTION VALUE	0				
BASE TAXABLE VALUE	155,423				
TOTAL JUST VALUE	208,144				
NCON VALUE	0				
INCOME VALUE					
PREVIOUS YEAR MKT VALUE	194,879				

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1835/1589	1/17/2013	QC	U	I	11	100
GRANTOR: LANCASTER ELMER DONALD						
GRANTEE: LANCASTER REGINA M						
1420/0304	6/15/2006	QC	U	I	01	100
GRANTOR: LANCASTER E DONALD &						
GRANTEE: LANCASTER ELMER DON						

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	0	0	352.00	SF	6.50	6.50	100	1985	1985	3	47	1,075	

TOTAL OB/XF														1,075	
620 DONNIE LN, FERNANDINA BEACH															
BLD DATE														04/11/2024	
XF DATE														MLU	
INC DATE															
LGL DATE															
LAND DATE															
AG DATE															

BUILDING NOTES													

BUILDING DIMENSIONS													
BAS=[YR=1993] W15 FSP=[YR=1993] W15 S8 E15 N8\$ S8 W15 S30 E9													
FOP=[YR=1993] S10 E12 N10W12\$ E21 N38\$.													

LAND DESCRIPTION														TOTAL OB/XF										
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	0		RSF	2100.00	144.00	100.00	FF		1.00	1.00	1.00	1,300.00	1,300.00	130,000							