

LOT 7
IN OR 1998/890
ST PATRICKS COVE PB 3/26

HAYNES ANDREW R
2345 CLINCH DR
FERNANDINA BEACH, FL 32034

2024

00-00-30-0660-0007-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 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		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

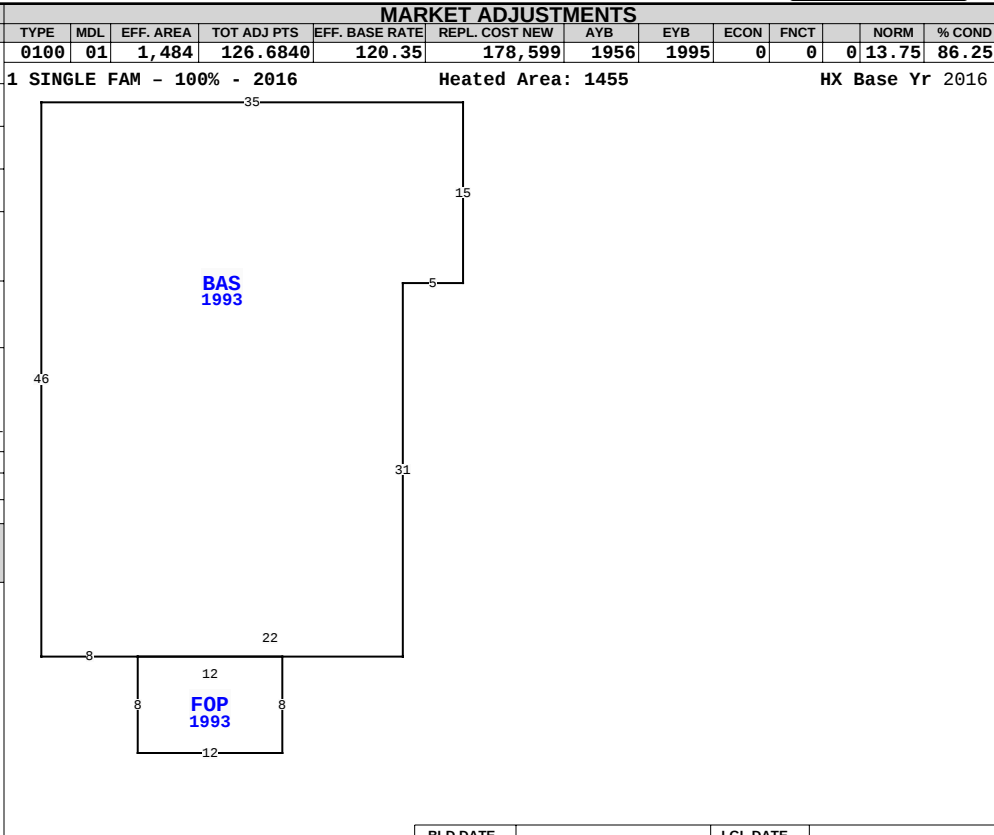
Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	2019.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,455	100	1,455	151,032
FOP	96	30	29	3,010
TOTALS	1,551		1,484	154,042

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
1	0940	SHEDS/PORT	0 100	13	10	130.00	SF	30.00	30.00	100	2004	2004	3
2	1242	WD DECK A	0 100	0	0	226.00	SF	10.00	10.00	100	1980	1980	3

LAND DESCRIPTION													
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
1	000100	C	SFR	100		RSF-21	100.00	100.00	100.00	FF		1.00	1.00

REVIEW DATE 12/27/2022 BY TWA



2345 CLINCH DR, FERNANDINA BEACH									
BLD DATE									
XF DATE									
INC DATE									
LGL DATE									
LAND DATE									
AG DATE									
04/11/2024 MLU									

TOTAL OB/XF													
1,310													

Total Acres: 0.00 Total Land Value: 130,000 Market: 0 Agricultural: 0 Common: 130,000

NASSAU COUNTY PROPERTY			
PAGE 1 of 1			
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 8		Tax Dist:	
BUILDING MARKET VALUE		154,042	
TOTAL MARKET OB/XF VALUE		1,310	
TOTAL LAND VALUE - MARKET		130,000	
TOTAL MARKET VALUE		285,352	
SOH/AGL Deduction		131,683	
ASSESSED VALUE		153,669	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		103,669	
TOTAL JUST VALUE		285,352	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		268,573	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
0297	REMODEL	9,900	06/01/1993
0235	CHNGE SRVC	0	06/01/1993
0076	REPAIR/RRF	1,680	06/01/1993

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1998/0890	8/20/2015	WD	Q	I	02	183,500
GRANTOR: ABEL JEFFREY D &						
GRANTEE: HAYNES ANDREW R						
1330/0326	7/01/2005	WD	Q	I		198,500
GRANTOR: MARTINO NICHOLAS						
GRANTEE: ABEL JEFFREY D & DA						

BUILDING NOTES													
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BUILDING DIMENSIONS													
BAS=[YR=1993] W35 S46 E8 FOP=[YR=1993] S8 E12 N8 W12 \$ E22 N31 E5 N15 \$.													