



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 70
Interior Floo	11	CLAY TILE 30
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
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NEIGHBORHOOD/LOC	2019.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,200	100	1,200	160,154
BAS	168	100	168	22,421
BAS	144	100	144	19,219
FOP	24	30	7	934
UOP	12	20	2	267

TOTALS	1,548		1,521	202,995
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0810	CONCRETE A	0	0	13	7		91.00	SF 6.50	100	1953
2	0940	SHEDS/PORT	0	0	12	10		120.00	SF 30.00	100	1953
3	0940	SHEDS/PORT	0	0	10	10		100.00	SF 30.00	100	1953
4	1242	WD DECK A	0	0	13	13		169.00	SF 10.00	100	2002
5	1242	WD DECK A	0	0	13	12		156.00	SF 10.00	100	1993

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	SFR	0		RSF	2100.00	100.00	100.00	FF	1.00

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	1,521	116.6880	145.86	221,853	1953	2005	0	0	8.50	91.50
1 SNGL FAM - 0% - 0 Heated Area: 1512 HX Base Yr											

2121 CLINCH DR, FERNANDINA BEACH	BLD DATE	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	0	13	7		91.00	SF 6.50	100	1953	1953	3	20	118	
2	0940	SHEDS/PORT	0	0	12	10		120.00	SF 30.00	100	1953	1953	3	20	720	
3	0940	SHEDS/PORT	0	0	10	10		100.00	SF 30.00	100	1953	1953	3	20	600	
4	1242	WD DECK A	0	0	13	13		169.00	SF 10.00	100	2002	2002	3	20	338	
5	1242	WD DECK A	0	0	13	12		156.00	SF 10.00	100	1993	1993	3	20	312	

TOTAL OB/XF											
2,088											

NASSAU COUNTY PROPERTY			
PAGE 1 of 1			
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 8		Tax Dist:	
BUILDING MARKET VALUE		202,995	
TOTAL MARKET OB/XF VALUE		2,088	
TOTAL LAND VALUE - MARKET		130,000	
TOTAL MARKET VALUE		335,083	
SOH/AGL Deduction		63,365	
ASSESSED VALUE		271,718	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		271,718	
TOTAL JUST VALUE		335,083	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		316,009	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B9704497	ADDITION	8,000	12/01/1997

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2569/1192	5/18/2022	PR U	I	11		100	
GRANTOR: ROBINSON FREDERICK M							
GRANTEE: ROBINSON FREDERICK							
2280/1346	6/07/2019	WD Q	I	02		260,000	
GRANTOR: ARNOLD MARCIA R REVOC							
GRANTEE: ROBINSON FREDERICK M							

BUILDING NOTES															
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BUILDING DIMENSIONS															
BAS=[YR=1993] W40 S30 BAS=[YR=2002] S14 E12 N8 UOP=[YR=2005] E6 N2 FOP=[YR=1993] N4 W6 S4 E6\$ W6 S2\$ N6 W12\$ E40 N8 BAS=[YR=2005] E12 N12 W12 S12 \$ N22\$.															