



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 70
Exterior Wall	05	AVERAGE 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	2	100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	1,613	100	1,613	97,578
FEP	144	80	115	6,957
FOP	186	30	56	3,388
FUS	899	100	899	54,385
UOP	36	20	7	423
TOTALS	2,878		2,690	162,731

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	0511	GARAGE CB-	0	100	26	32	832.00	SF	40.00	40.00	100	1992	1992	3	64	21,299	
2	0810	CONCRETE A	0	100	25	3	75.00	SF	6.50	6.50	100	1980	1980	3	32.5	158	
3	0811	CONCRETE B	0	100	32	25	800.00	SF	5.20	5.20	100	1992	1992	3	64	2,662	
4	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1955	1955	3	20	700	

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	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE
1	000100	C	SFR	100		RSF	2100.00	150.00	100.00	FF		1.00	1.00	1.10	1,300.00	1,430.00	143,000

REVIEW DATE	03/14/2024	BY	KBA
-------------	------------	----	-----

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,690	102.1440	97.04	261,038	1955	1955	0	0	0 37.66	62.34
1 SINGLE FAM - 100% - 0											
Heated Area: 2512											
HX Base Yr											

2069 CLINCH DR, FERNANDINA BEACH	BLD DATE	LGL DATE	04/11/2024	MLU
----------------------------------	----------	----------	------------	-----

XF DATE	LAND DATE
---------	-----------

INC DATE	AG DATE
----------	---------

TOTAL OB/XF																	
24,819																	

TOTAL OB/XF																	
24,819																	

Market:	0	Agricultural:	0	Common:	143,000
---------	---	---------------	---	---------	---------

NASSAU COUNTY PROPERTY											
PAGE 1 of 1											

VALUATION SUMMARY		STANDARD
VALUATION BY		
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		162,731
TOTAL MARKET OB/XF VALUE		24,819
TOTAL LAND VALUE - MARKET		143,000
TOTAL MARKET VALUE		330,550
SOH/AGL Deduction		200,933
ASSESSED VALUE		129,617
TOTAL EXEMPTION VALUE		100,000
BASE TAXABLE VALUE		29,617
TOTAL JUST VALUE		330,550
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		313,303

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0412398	REPAIR/RRF	2,450	03/01/2004
R992132	REPAIR/RRF	2,500	11/01/1999
8268	GARAGE	14,144	07/28/1992
8222	DEMOLITION	0	07/02/1992
4013	H/AC	1,800	11/14/1991

SALES DATA							
------------	--	--	--	--	--	--	--

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2651/521	6/23/2023	WD	U	I	11	100

GRANTOR: HARPER CURTIS W & BAR						
--------------------------------	--	--	--	--	--	--

GRANTEE: HARPER FAMILY TRUST						
------------------------------	--	--	--	--	--	--

0329/0095	1/01/1981	WD	Q	I		38,000
-----------	-----------	----	---	---	--	--------

GRANTOR:						
GRANTEE:						

BUILDING NOTES						
----------------	--	--	--	--	--	--

--	--	--	--	--	--	--

BUILDING DIMENSIONS						
---------------------	--	--	--	--	--	--

BAS=[YR=1993] W10 FEP=[YR=1993] N9 W16 UOP=[YR=1993] W4 S9 E4
N9\$ S9 E16\$ W20 N4 W33 S29 E16 N2 E16 FOP=[YR=1993] S6 E31 N6
W31\$ E31 N23 \$ PTR=E15 FUS=[YR=1993] E31 S29 W31 N29\$ W15\$.