

LOT 1 (EX W250 FT OF LOT 1)
IN OR 2662/827 (EX S-3 & S-4)
CASHEN LOT 20 PB 3/38

SCHULTZ JEFFREY B & LYNN
102 LANDING DRIVE
KINGSLAND, GA 31548

2024

00-00-30-0700-0001-0010



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	05	AVERAGE 10
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	13	LVT/LAMMT 90
Interior Floor	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	1	100
Frame	03	MASONRY 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				
2019.00				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,256	100	1,256	188,977
BAS	110	100	110	16,551
FSP	152	40	61	9,178
UGR	325	45	146	21,967
UST	40	45	18	2,709
TOTALS	1,883		1,591	239,380

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0801	ASPHALT A	0	0	0	1,776.00	SF	3.00	3.00
2	0861	POOL GUNIT	0	0	0	512.00	SF	85.00	85.00
3	0855	CONC PAVER	0	0	0	316.00	SF	13.00	13.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	0	0006	RSF	2100.00	201.00	100.00

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0900	01	1,591	136.2108	170.26	270,884	1954	2010	0	0	11.63	88.37	
1 SNGL FAM - 0% - 2024												
Heated Area: 1366												
HX Base Yr												

1741 CLINCH DR, FERNANDINA BEACH				BLD DATE					LGL DATE		04/11/2024	MLU
				XF DATE					LAND DATE			
				INC DATE					AG DATE			
UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES		
1, 776.00	SF	3.00	3.00	100	1990	1990	3	50	2, 664			
512.00	SF	85.00	85.00	100	2021	2021	3	95	41, 344			
316.00	SF	13.00	13.00	100	2021	2021	3	99	4, 067			

NASSAU COUNTY PROPERTY									
PAGE 1 of 1									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 8					Tax Dist:				
BUILDING MARKET VALUE					239,380				
TOTAL MARKET OB/XF VALUE					48,075				
TOTAL LAND VALUE - MARKET					156,000				
TOTAL MARKET VALUE					443,455				
SOH/AGL Deduction					0				
ASSESSED VALUE					443,455				
TOTAL EXEMPTION VALUE					0				
BASE TAXABLE VALUE					443,455				
TOTAL JUST VALUE					443,455				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					370,200				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20217566	SWIM POOL	69,700	08/01/2021
R991626	REPAIR/RRF	2,100	03/09/1999

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2662/827	8/21/2023	WD	Q	I	01	540,000	
GRANTOR: SMITH LISA A							
GRANTEE: SCHULTZ JEFFREY B &							
2391/0749	9/08/2020	WD	Q	I	01	265,000	
GRANTOR: LANGSHAW KINSEY							
GRANTEE: SMITH LISA A							

BUILDING NOTES									
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BUILDING DIMENSIONS									
UGR=[YR=2021] W13 S11 BAS=[YR=1994] W10 BAS=[YR=1993] N2 W21 UST=[YR=1999] N5 W8 S5 E8 \$ W23 S32 E25 FSP=[YR=1999] E19 N8 W19 S8 \$ N8 E19 N22 \$ S11 E10 N11 \$ S14 E13 N25 \$.									