PT OF LOT 1 (S-3 & S-4)
OR 290/95 & 291/122 & 308/79
CASHEN LOT 20 PB 3/38

COLLIER JACK C
1737 CLINCH DRIVE
FERNANDINA BEACH, FL 32034

**2024**

**00-00-30-0700-0001-0030**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

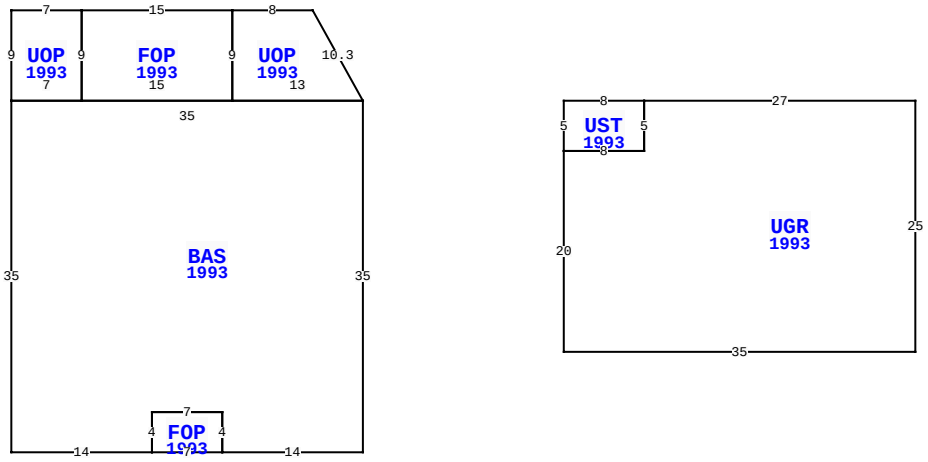
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 05 | AVERAGE 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 80 |
| Interior Floo | 07 | CORK/VTILE 20 |
| Air Condition | 03 | CENTRAL 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 | 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 | 1,197 | 100 | 1,197 | 99,557 |
| FOP | 28 | 30 | 8 | 666 |
| FOP | 135 | 30 | 40 | 3,327 |
| UGR | 835 | 45 | 376 | 31,273 |
| UOP | 63 | 20 | 13 | 1,081 |
| UOP | 95 | 20 | 19 | 1,580 |
| UST | 40 | 45 | 18 | 1,497 |
| TOTALS | 2,393 | | 1,671 | 138,981 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,671 | 103.0000 | 97.85 | 163,507 | 1992 | 1992 | 0 | 0 | 0 | 15.00 | 85.00 |

1 SINGLE FAM – 100% - 0 Heated Area: 1197 HX Base Yr




1737 CLINCH DR, FERNANDINA BEACH

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 04/11/2024 MLU |
| INC DATE | | AG DATE | |

## VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 8 | Tax Dist: | |
| BUILDING MARKET VALUE | | 138,981 |
| TOTAL MARKET OB/XF VALUE | | 5,954 |
| TOTAL LAND VALUE - MARKET | | 114,400 |
| TOTAL MARKET VALUE | | 259,335 |
| SOH/AGL Deduction | | 149,426 |
| ASSESSED VALUE | | 109,909 |
| TOTAL EXEMPTION VALUE | HX HB DX SL | 109,909 |
| BASE TAXABLE VALUE | | 0 |
| TOTAL JUST VALUE | | 259,335 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 243,978 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 8182 | REPAIR/RRF | 300 | 06/18/1992 |
| 7692 | ADDITION | 42,000 | 11/19/1991 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U / | V I / | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 0291/0122 | 5/01/1979 | QC | U | V | | 100 |

GRANTOR:

GRANTEE:

## BUILDING NOTES

## BUILDING DIMENSIONS

UOP=[YR=1993] U9 L5 W8FOP=[YR=1993] W15 UOP=[YR=1993] W7S9 BAS=[YR=1993] S35 E14 FOP=[YR=1993] E7 N4 W7 S4$ N4 E7 S4 E14 N35 W35$ E7 N9$ S9 E15 N9$ S9 E13$ PTR=E20 UST=[YR=1993] E8 UGR=[YR=1993] E27 S25 W35N20 E8 N5$ S5 W8 N5$ W20$.

## EXTRA FEATURES

| LN | 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 | 0510 | GARAGE WD- | 0 | 100 | 38 | 19 | 822.00 | SF | 35.00 | 35.00 | 100 | 1963 | 1963 | 3 | 20 | 5,754 | |
| 2 | 1242 | WD DECK A | 0 | 100 | 0 | 0 | 100.00 | SF | 10.00 | 10.00 | 100 | 1992 | 1992 | 3 | 20 | 200 | |

## LAND DESCRIPTION

TOTAL OB/XF 5,954

| LN | USE CODE | CLS | LAND USE DESCRIPTION | CAP | RD | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | DT | DPTH 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 | 100 | | RSF-2 | 88.00 | 265.00 | 88.00 | FF | | 1.00 | 1.00 | 1.00 | 1,300.00 | 1,300.00 | 114,400 | | | | | | | |

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 114,400 Market: 0 Agricultural: 0 Common: 114,400 PRINTED 08/06/2024 BY SYS