IN NW1/4 OF SEC 30 E OF
CLINCH DR IN OR 1496/776
SUB OF SEC 30 PB 1/5

PRICE LINDA P & JAMES M
1606 CLINCH DRIVE
FERNANDINA BEACH, FL 32034

2024

00-00-30-0800-0000-0051

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

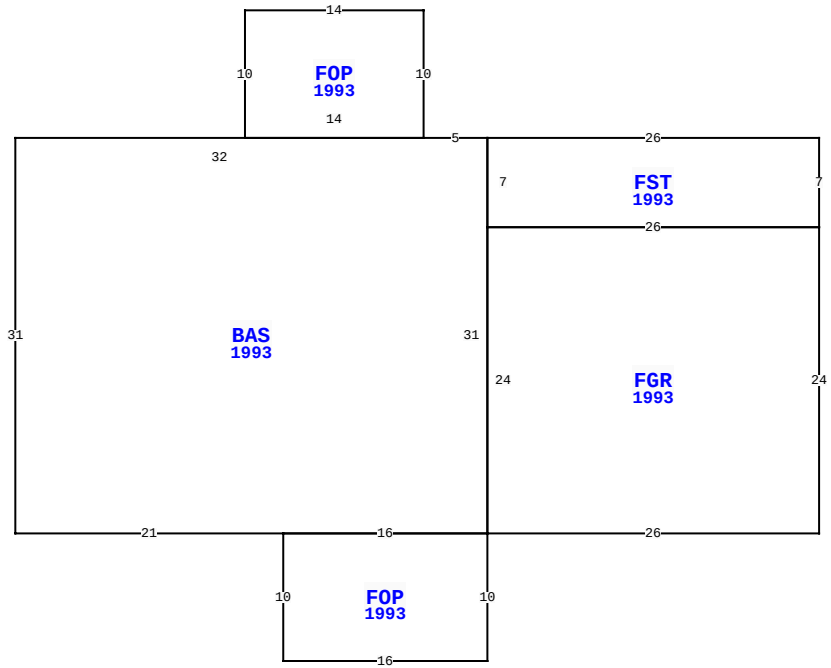
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	01	MINIMUM 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	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
NEIGHBORHOOD/LOC	2019.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,147	100	1,147	81,778
FGR	624	55	343	24,455
FOP	140	30	42	2,995
FOP	160	30	48	3,422
FST	182	55	100	7,130
TOTALS	2,253		1,680	119,780

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,680	95.0000	90.25	151,620	1976	1981	0	0	0	21.00	79.00

1 SINGLE FAM – 100% - 0 Heated Area: 1147 HX Base Yr



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

1606 CLINCH DR, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		119,780
TOTAL MARKET OB/XF VALUE		7,759
TOTAL LAND VALUE - MARKET		175,500
TOTAL MARKET VALUE		303,039
SOH/AGL Deduction		186,337
ASSESSED VALUE		116,702
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		66,702
TOTAL JUST VALUE		303,039
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		284,385

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1496/0776	5/02/2007	QC	U	I	01	100
GRANTOR: PITCHER LINDA J & JAM						
GRANTEE: PRICE LINDA P & JAM						
0695/0373	12/28/1993	WD	Q	I		70,000
GRANTOR: EVANS SHERMAN						
GRANTEE: PITCHER & PRICE						

BUILDING NOTES

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	22	35	770.00	SF	24.85	24.85	100	1976	1976	3	20	3,827	
2	0812	CONCRETE C	0	100	0	0	2,780.00	SF	4.00	4.00	100	1976	1976	3	27	3,002	
3	0351	CARPORT MT	0	100	20	31	620.00	SF	7.50	7.50	100	1998	1998	3	20	930	

BUILDING DIMENSIONS

BAS=[YR=1993] W5 FOP=[YR=1993] N10 W14 S10 E14$ W32 S31 E21
FOP=[YR=1993] S10 E16 N10W16$ E16 FGR=[YR=1993] E26 N24
FST=[YR=1993] N7 W26 S7E26$ W26 S24$ N31$.

LAND DESCRIPTION

TOTAL OB/XF 7,759

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-	2135.00	235.00	135.00	FF		1.00	1.00	1.00	1,300.00	1,300.00	175,500							

REVIEW DATE 08/01/2022 BY KBA Total Acres: 0.00 Total Land Value: 175,500 Market: 0 Agricultural: 0 Common: 175,500 PRINTED 08/06/2024 BY SYS