

PT LOT 1 SEC 30-3N-28E
IN OR 1947/1404
CASHEN GRANT PBK 0/59 &

MCKEE TIMOTHY A
1619 CLINCH DRIVE
FERNANDINA BEACH, FL 32034

2024

00-00-30-0800-0001-0010



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	3	100
Frame	02	WOOD FRAME 100
Stories	2.	100
Units	0	100
Occupancy	00	NONE 100

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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	1,281	100	1,281	113,110
DCK	264	10	26	2,296
FGR	484	55	266	23,487
FOP	27	30	8	706
FUS	916	100	916	80,881
UOP	60	20	12	1,060

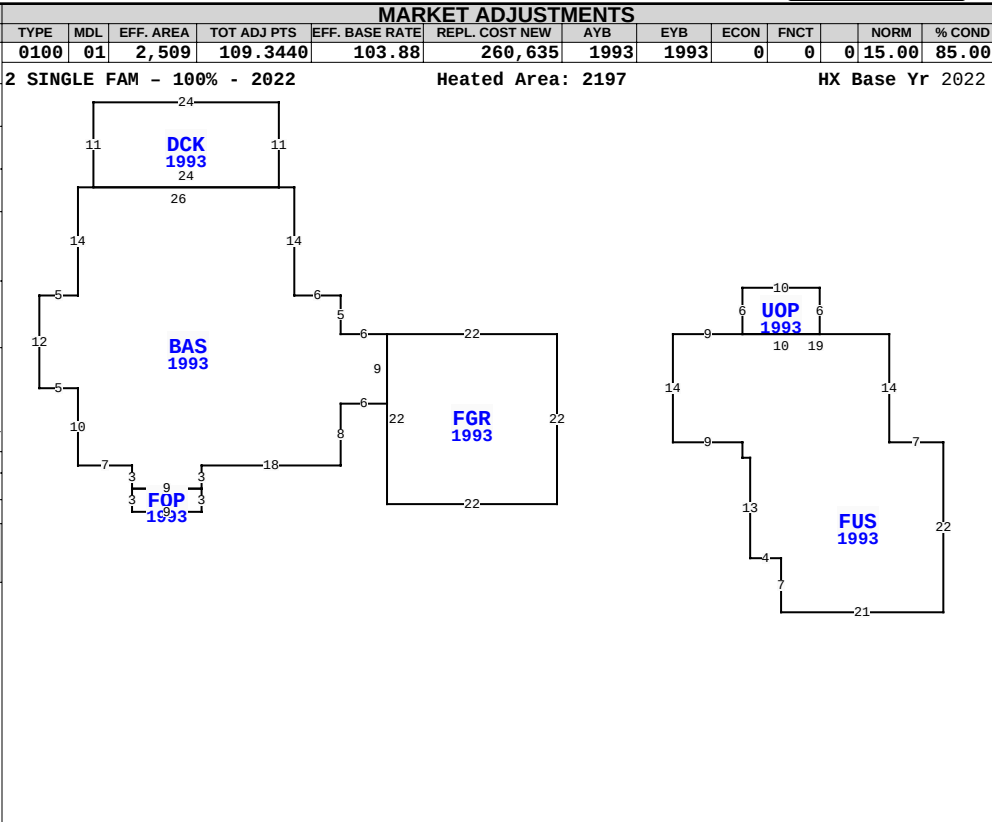
TOTALS	3,032	2,509	221,540
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EXTRA FEATURES		
L N	OB/XF CODE	DESCRIPTION
1	0504	FP-ELECTRI
2	0810	CONCRETE A
3	0810	CONCRETE A

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	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	100	1993	1993	3	74	1,480	
2	0810	CONCRETE A	0	100	20	18	360.00	SF	6.50	100	1993	1993	3	66	1,544	
3	0810	CONCRETE A	0	100	0	0	153.00	SF	6.50	100	1993	1993	3	66	656	

LAND DESCRIPTION		
L N	USE CODE	CLS
1	000115	C
2	000116	C

REVIEW DATE 02/10/2021 BY RK



1619 CLINCH DR, FERNANDINA BEACH

TOTAL OB/XF		
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1	0504	FP-ELECTRI
2	0810	CONCRETE A
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1	0504	FP-ELECTRI
2	0810	CONCRETE A
3	0810	CONCRETE A

Total Acres: 0.54 Total Land Value: 291,510 Market: 0 Agricultural: 0 Common: 291,510

NASSAU COUNTY PROPERTY		
VALUATION SUMMARY		
VALUATION BY	STANDARD	
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE	221,540	
TOTAL MARKET OB/XF VALUE	3,680	
TOTAL LAND VALUE - MARKET	291,510	
TOTAL MARKET VALUE	516,730	
SOH/AGL Deduction	0	
ASSESSED VALUE	516,730	
TOTAL EXEMPTION VALUE	50,000	
BASE TAXABLE VALUE	466,730	
TOTAL JUST VALUE	516,730	
NCON VALUE	0	
INCOME VALUE	0	
PREVIOUS YEAR MKT VALUE	506,985	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
7265	REPAIR/RRF	1,800	05/28/1991

SALES DATA			
OFF RECORD Number	DATE	TYPE INST	Q U
1947/1404	10/31/2014	PR U	I 19
GRANTOR: GRANGER PEG M P/R			
GRANTEE: MCKEE TIMOTHY A			
0639/0494	10/22/1991	WD U	V 01
GRANTOR: MCKEE LOUIS & M A			
GRANTEE: MCKEE TIMOTHY A			

BUILDING NOTES		

BUILDING DIMENSIONS		
FGR=[YR=1993] W22 BAS=[YR=1993] W6 N5 W6 N14 W2 DCK=[YR=1993] N11 W24 S11 E24 \$ W26 S14 W5 S12 E5 S10 E7 S3 FOP=[YR=1993] S3 E9 N3 W9\$ E9 N3 E18 N8 E6 N9\$ S22E22 N22\$ PTR=E15 FUS=[YR=1993] E9 UOP=[YR=1993] N6E10 S6 W10\$ E19 S14 E7 S22 W21N7 W4 N13 W1 N2 W9 N14\$ W15\$.		

OTHER ADJUSTMENTS AND NOTES		

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