

PT OF S1/2 OF LOT 1  
IN OR 1964/1155  
SUB OF SEC 30 PBK 1/5

GORHAM JOHN S & CONNIE R  
1655 CLINCH DR  
FERNANDINA BEACH, FL 32034

2024

00-00-30-0800-0001-0040



| BUILDING CHARACTERISTICS |    |                |
|--------------------------|----|----------------|
| ELEMENT                  | CD | CONSTRUCTION   |
| Exterior Wall            | 19 | COMMON BRK 100 |
| Roof Structur            | 03 | GABLE/HIP 100  |
| Roof Cover               | 03 | COMP SHNGL 100 |
| Interior Wall            | 05 | DRYWALL 100    |
| Interior Floo            | 08 | SHT VINYL 50   |
| Interior Floo            | 14 | CARPET 50      |
| Air Condition            | 03 | CENTRAL 100    |
| Heating Type             | 04 | AIR DUCTED 100 |
| Bedrooms                 |    | 3 100          |
| Bathrooms                |    | 2 100          |
| Frame                    | 03 | MASONRY 100    |
| Stories                  | 1. | 1. 100         |
| Units                    |    | 0 100          |
| BUD8 Adjustme            | 05 | DIST 1A 100    |
| Occupancy                | 00 | NONE 100       |

|          |      |                  |
|----------|------|------------------|
| Quality  | 04   | Quality Level 04 |
| 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       | 2,025            | 100         | 2,025        | 165,212              |
| BAS       | 72               | 100         | 72           | 5,875                |
| FOP       | 150              | 30          | 45           | 3,671                |
| SFB       | 440              | 80          | 352          | 28,718               |
| UCP       | 500              | 20          | 100          | 8,159                |

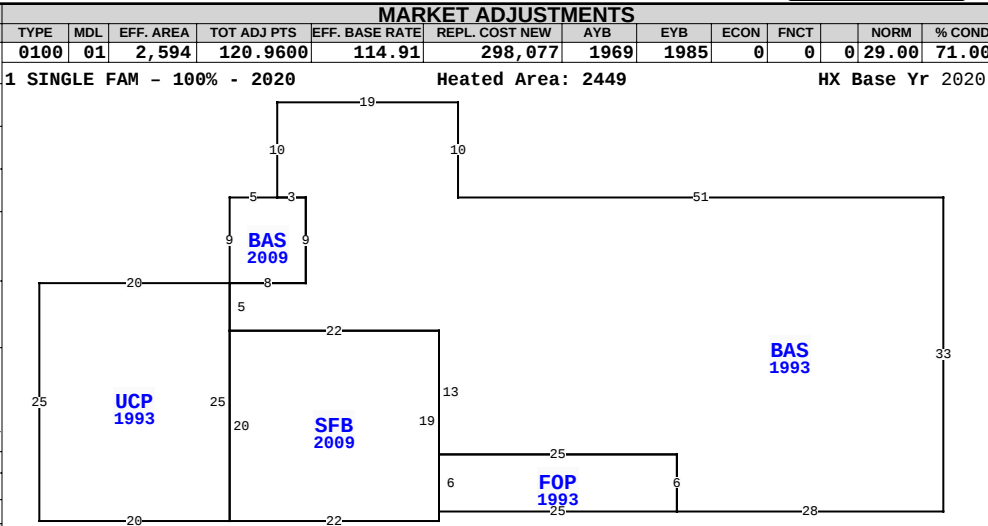
|        |       |  |       |         |
|--------|-------|--|-------|---------|
| TOTALS | 3,187 |  | 2,594 | 211,635 |
|--------|-------|--|-------|---------|

#### 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   | 0810       | CONCRETE A  | 0   | 100 | 0  | 0  | 562.00 | SF | 6.50     | 6.50           | 100       | 1969    | 1969        | 3 | 20     | 731             |       |
| 2   | 0100       | BAR-B-Q     | 0   | 100 | 0  | 0  | 1.00   | UT | 1,800.00 | 1,800.00       | 100       | 1969    | 1969        | 3 | 20     | 360             |       |
| 3   | 0500       | FP-PRE FAB  | 0   | 100 | 0  | 0  | 1.00   | UT | 3,500.00 | 3,500.00       | 100       | 1981    | 1981        | 3 | 49     | 1,715           |       |
| 4   | 0845       | KOOL DECK   | 0   | 100 | 0  | 0  | 866.00 | SF | 2.18     | 2.18           | 100       | 1980    | 1980        | 3 | 32.5   | 612             |       |
| 5   | 0855       | CONC PAVER  | 0   | 100 | 10 | 5  | 50.00  | SF | 10.00    | 10.00          | 100       | 1991    | 1991        | 3 | 62     | 310             |       |
| 6   | 0825       | BRICK       | 0   | 100 | 9  | 5  | 45.00  | SF | 12.50    | 12.50          | 100       | 1991    | 1991        | 3 | 87     | 489             |       |
| 7   | 1076       | TRELLIS A   | 0   | 100 | 22 | 6  | 132.00 | SF | 3.75     | 3.75           | 100       | 2007    | 2007        | 3 | 48     | 238             |       |
| 8   | 0940       | SHEDS/PORT  | 0   | 100 | 10 | 22 | 220.00 | SF | 30.00    | 30.00          | 100       | 2011    | 2011        | 3 | 50     | 3,300           |       |

#### 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 | OTHER ADJUSTMENTS AND NOTES | YEAR | DENSITY | DECL | FRZ | YR | CONSRV |
|-----|----------|-----|----------------------|-----|------|----------|-------|-------|-------------|-----------|-----|----------|--------|---------|------------|----------------|------------|-----------------------------|------|---------|------|-----|----|--------|
| 1   | 000115   | C   | SFR ACRES            | 100 | 0006 | RSF-2    | 0.00  | 0.00  | 0.88        | AC        |     | 1.00     | 1.00   | 1.00    | 90,000.00  | 90,000.00      | 79,200     |                             |      |         |      |     |    |        |



1655 CLINCH DR, FERNANDINA BEACH

|          |
|----------|
| BLD DATE |
| XF DATE  |
| INC DATE |

|           |
|-----------|
| LGL DATE  |
| LAND DATE |
| AG DATE   |

TOTAL OB/XF 7,755

| NASSAU COUNTY PROPERTY    |  |           |  |  | PAGE 1 of 1 |          | 8 |
|---------------------------|--|-----------|--|--|-------------|----------|---|
| VALUATION SUMMARY         |  |           |  |  |             |          |   |
| VALUATION BY              |  |           |  |  |             | STANDARD |   |
| Tax Group: 8              |  | Tax Dist: |  |  |             |          |   |
| BUILDING MARKET VALUE     |  |           |  |  |             | 211,635  |   |
| TOTAL MARKET OB/XF VALUE  |  |           |  |  |             | 7,755    |   |
| TOTAL LAND VALUE - MARKET |  |           |  |  |             | 79,200   |   |
| TOTAL MARKET VALUE        |  |           |  |  |             | 298,590  |   |
| SOH/AGL Deduction         |  |           |  |  |             | 66,369   |   |
| ASSESSED VALUE            |  |           |  |  |             | 232,221  |   |
| TOTAL EXEMPTION VALUE     |  | HX HB     |  |  |             | 50,000   |   |
| BASE TAXABLE VALUE        |  |           |  |  |             | 182,221  |   |
| TOTAL JUST VALUE          |  |           |  |  |             | 298,590  |   |
| NCON VALUE                |  |           |  |  |             | 0        |   |
| INCOME VALUE              |  |           |  |  |             |          |   |
| PREVIOUS YEAR MKT VALUE   |  |           |  |  |             | 289,970  |   |
|                           |  |           |  |  |             |          |   |
|                           |  |           |  |  |             |          |   |
|                           |  |           |  |  |             |          |   |
|                           |  |           |  |  |             |          |   |
|                           |  |           |  |  |             |          |   |
|                           |  |           |  |  |             |          |   |
|                           |  |           |  |  |             |          |   |
|                           |  |           |  |  |             |          |   |
|                           |  |           |  |  |             |          |   |
|                           |  |           |  |  |             |          |   |
|                           |  |           |  |  |             |          |   |
|                           |  |           |  |  |             |          |   |
|                           |  |           |  |  |             |          |   |
|                           |  |           |  |  |             |          |   |
|                           |  |           |  |  |             |          |   |
|                           |  |           |  |  |             |          |   |
|                           |  |           |  |  |             |          |   |
|                           |  |           |  |  |             |          |   |
|                           |  |           |  |  |             |          |   |
|                           |  |           |  |  |             |          |   |
|                           |  |           |  |  |             |          |   |
|                           |  |           |  |  |             |          |   |
|                           |  |           |  |  |             |          |   |
|                           |  |           |  |  |             |          |   |
|                           |  |           |  |  |             |          |   |
|                           |  |           |  |  |             |          |   |
|                           |  |           |  |  |             |          |   |
|                           |  |           |  |  |             |          |   |
|                           |  |           |  |  |             |          |   |
|                           |  |           |  |  |             |          |   |
|                           |  |           |  |  |             |          |   |
|                           |  |           |  |  |             |          |   |
|                           |  |           |  |  |             |          |   |
|                           |  |           |  |  |             |          |   |
|                           |  |           |  |  |             |          |   |
|                           |  |           |  |  |             |          |   |
|                           |  |           |  |  |             |          |   |
|                           |  |           |  |  |             |          |   |
|                           |  |           |  |  |             |          |   |
|                           |  |           |  |  |             |          |   |
|                           |  |           |  |  |             |          |   |
|                           |  |           |  |  |             |          |   |
|                           |  |           |  |  |             |          |   |
|                           |  |           |  |  |             |          |   |
|                           |  |           |  |  |             |          |   |
|                           |  |           |  |  |             |          |   |
|                           |  |           |  |  |             |          |   |
|                           |  |           |  |  |             |          |   |
|                           |  |           |  |  |             |          |   |
|                           |  |           |  |  |             |          |   |
|                           |  |           |  |  |             |          |   |
|                           |  |           |  |  |             |          |   |
|                           |  |           |  |  |             |          |   |
|                           |  |           |  |  |             |          |   |
|                           |  |           |  |  |             |          |   |
|                           |  |           |  |  |             |          |   |
|                           |  |           |  |  |             |          |   |
|                           |  |           |  |  |             |          |   |
|                           |  |           |  |  |             |          |   |
|                           |  |           |  |  |             |          |   |
|                           |  |           |  |  |             |          |   |
|                           |  |           |  |  |             |          |   |
|                           |  |           |  |  |             |          |   |
|                           |  |           |  |  |             |          |   |
|                           |  |           |  |  |             |          |   |
|                           |  |           |  |  |             |          |   |
|                           |  |           |  |  |             |          |   |
|                           |  |           |  |  |             |          |   |
|                           |  |           |  |  |             |          |   |
|                           |  |           |  |  |             |          |   |
|                           |  |           |  |  |             |          |   |
|                           |  |           |  |  |             |          |   |
|                           |  |           |  |  |             |          |   |
|                           |  |           |  |  |             |          |   |
|                           |  |           |  |  |             |          |   |
|                           |  |           |  |  |             |          |   |
|                           |  |           |  |  |             |          |   |
|                           |  |           |  |  |             |          |   |
|                           |  |           |  |  |             |          |   |
|                           |  |           |  |  |             |          |   |
|                           |  |           |  |  |             |          |   |
|                           |  |           |  |  |             |          |   |
|                           |  |           |  |  |             |          |   |
|                           |  |           |  |  |             |          |   |
|                           |  |           |  |  |             |          |   |
|                           |  |           |  |  |             |          |   |
|                           |  |           |  |  |             |          |   |
|                           |  |           |  |  |             |          |   |
|                           |  |           |  |  |             |          |   |
|                           |  |           |  |  |             |          |   |
|                           |  |           |  |  |             |          |   |
|                           |  |           |  |  |             |          |   |
|                           |  |           |  |  |             |          |   |
|                           |  |           |  |  |             |          |   |
|                           |  |           |  |  |             |          |   |
|                           |  |           |  |  |             |          |   |
|                           |  |           |  |  |             |          |   |
|                           |  |           |  |  |             |          |   |
|                           |  |           |  |  |             |          |   |
|                           |  |           |  |  |             |          |   |
|                           |  |           |  |  |             |          |   |
|                           |  |           |  |  |             |          |   |
|                           |  |           |  |  |             |          |   |
|                           |  |           |  |  |             |          |   |
|                           |  |           |  |  |             |          |   |
|                           |  |           |  |  |             |          |   |
|                           |  |           |  |  |             |          |   |
|                           |  |           |  |  |             |          |   |
|                           |  |           |  |  |             |          |   |
|                           |  |           |  |  |             |          |   |
|                           |  |           |  |  |             |          |   |
|                           |  |           |  |  |             |          |   |
|                           |  |           |  |  |             |          |   |
|                           |  |           |  |  |             |          |   |
|                           |  |           |  |  |             |          |   |
|                           |  |           |  |  |             |          |   |
|                           |  |           |  |  |             |          |   |
|                           |  |           |  |  |             |          |   |
|                           |  |           |  |  |             |          |   |
|                           |  |           |  |  |             |          |   |
|                           |  |           |  |  |             |          |   |
|                           |  |           |  |  |             |          |   |
|                           |  |           |  |  |             |          |   |
|                           |  |           |  |  |             |          |   |
|                           |  |           |  |  |             |          |   |
|                           |  |           |  |  |             |          |   |
|                           |  |           |  |  |             |          |   |
|                           |  |           |  |  |             |          |   |
|                           |  |           |  |  |             |          |   |
|                           |  |           |  |  |             |          |   |
|                           |  |           |  |  |             |          |   |
|                           |  |           |  |  |             |          |   |
|                           |  |           |  |  |             |          |   |
|                           |  |           |  |  |             |          |   |
|                           |  |           |  |  |             |          |   |
|                           |  |           |  |  |             |          |   |
|                           |  |           |  |  |             |          |   |
|                           |  |           |  |  |             |          |   |
|                           |  |           |  |  |             |          |   |
|                           |  |           |  |  |             |          |   |
|                           |  |           |  |  |             |          |   |
|                           |  |           |  |  |             |          |   |
|                           |  |           |  |  |             |          |   |
|                           |  |           |  |  |             |          |   |
|                           |  |           |  |  |             |          |   |
|                           |  |           |  |  |             |          |   |
|                           |  |           |  |  |             |          |   |
|                           |  |           |  |  |             |          |   |
|                           |  |           |  |  |             |          |   |
|                           |  |           |  |  |             |          |   |
|                           |  |           |  |  |             |          |   |
|                           |  |           |  |  |             |          |   |
|                           |  |           |  |  |             |          |   |
|                           |  |           |  |  |             |          |   |
|                           |  |           |  |  |             |          |   |
|                           |  |           |  |  |             |          |   |
|                           |  |           |  |  |             |          |   |
|                           |  |           |  |  |             |          |   |
|                           |  |           |  |  |             |          |   |
|                           |  |           |  |  |             |          |   |
|                           |  |           |  |  |             |          |   |
|                           |  |           |  |  |             |          |   |
|                           |  |           |  |  |             |          |   |
|                           |  |           |  |  |             |          |   |
|                           |  |           |  |  |             |          |   |
|                           |  |           |  |  |             |          |   |
|                           |  |           |  |  |             |          |   |
|                           |  |           |  |  |             |          |   |
|                           |  |           |  |  |             |          |   |
|                           |  |           |  |  |             |          |   |
|                           |  |           |  |  |             |          |   |
|                           |  |           |  |  |             |          |   |
|                           |  |           |  |  |             |          |   |
|                           |  |           |  |  |             |          |   |
|                           |  |           |  |  |             |          |   |
|                           |  |           |  |  |             |          |   |
|                           |  |           |  |  |             |          |   |
|                           |  |           |  |  |             |          |   |
|                           |  |           |  |  |             |          |   |
|                           |  |           |  |  |             |          |   |
|                           |  |           |  |  |             |          |   |
|                           |  |           |  |  |             |          |   |
|                           |  |           |  |  |             |          |   |
|                           |  |           |  |  |             |          |   |
|                           |  |           |  |  |             |          |   |
|                           |  |           |  |  |             |          |   |
|                           |  |           |  |  |             |          |   |
|                           |  |           |  |  |             |          |   |
|                           |  |           |  |  |             |          |   |
|                           |  |           |  |  |             |          |   |
|                           |  |           |  |  |             |          |   |
|                           |  |           |  |  |             |          |   |
|                           |  |           |  |  |             |          |   |
|                           |  |           |  |  |             |          |   |
|                           |  |           |  |  |             |          |   |
|                           |  |           |  |  |             |          |   |
|                           |  |           |  |  |             |          |   |
|                           |  |           |  |  |             |          |   |
|                           |  |           |  |  |             |          |   |
|                           |  |           |  |  |             |          |   |
|                           |  |           |  |  |             |          |   |
|                           |  |           |  |  |             |          |   |
|                           |  |           |  |  |             |          |   |
|                           |  |           |  |  |             |          |   |
|                           |  |           |  |  |             |          |   |
|                           |  |           |  |  |             |          |   |
|                           |  |           |  |  |             |          |   |
|                           |  |           |  |  |             |          |   |
|                           |  |           |  |  |             |          |   |
|                           |  |           |  |  |             |          |   |
|                           |  |           |  |  |             |          |   |
|                           |  |           |  |  |             |          |   |
|                           |  |           |  |  |             |          |   |
|                           |  |           |  |  |             |          |   |
|                           |  |           |  |  |             |          |   |
|                           |  |           |  |  |             |          |   |
|                           |  |           |  |  |             |          |   |
|                           |  |           |  |  |             |          |   |
|                           |  |           |  |  |             |          |   |
|                           |  |           |  |  |             |          |   |
|                           |  |           |  |  |             |          |   |
|                           |  |           |  |  |             |          |   |
|                           |  |           |  |  |             |          |   |
|                           |  |           |  |  |             |          |   |
|                           |  |           |  |  |             |          |   |
|                           |  |           |  |  |             |          |   |
|                           |  |           |  |  |             |          |   |
|                           |  |           |  |  |             |          |   |
|                           |  |           |  |  |             |          |   |
|                           |  |           |  |  |             |          |   |
|                           |  |           |  |  |             |          |   |
|                           |  |           |  |  |             |          |   |
|                           |  |           |  |  |             |          |   |
|                           |  |           |  |  |             |          |   |
|                           |  |           |  |  |             |          |   |
|                           |  |           |  |  |             |          |   |
|                           |  |           |  |  |             |          |   |
|                           |  |           |  |  |             |          |   |
|                           |  |           |  |  |             |          |   |
|                           |  |           |  |  |             |          |   |
|                           |  |           |  |  |             |          |   |
|                           |  |           |  |  |             |          |   |
|                           |  |           |  |  |             |          |   |
|                           |  |           |  |  |             |          |   |
|                           |  |           |  |  |             |          |   |
|                           |  |           |  |  |             |          |   |
|                           |  |           |  |  |             |          |   |
|                           |  |           |  |  |             |          |   |
|                           |  |           |  |  |             |          |   |
|                           |  |           |  |  |             |          |   |
|                           |  |           |  |  |             |          |   |
|                           |  |           |  |  |             |          |   |
|                           |  |           |  |  |             |          |   |
|                           |  |           |  |  |             |          |   |
|                           |  |           |  |  |             |          |   |
|                           |  |           |  |  |             |          |   |
|                           |  |           |  |  |             |          |   |
|                           |  |           |  |  |             |          |   |
|                           |  |           |  |  |             |          |   |
|                           |  |           |  |  |             |          |   |
|                           |  |           |  |  |             |          |   |
|                           |  |           |  |  |             |          |   |
|                           |  |           |  |  |             |          |   |
|                           |  |           |  |  |             |          |   |
|                           |  |           |  |  |             |          |   |
|                           |  |           |  |  |             |          |   |
|                           |  |           |  |  |             |          |   |
|                           |  |           |  |  |             |          |   |
|                           |  |           |  |  |             |          |   |
|                           |  |           |  |  |             |          |   |
|                           |  |           |  |  |             |          |   |
|                           |  |           |  |  |             |          |   |
|                           |  |           |  |  |             |          |   |
|                           |  |           |  |  |             |          |   |
|                           |  |           |  |  |             |          |   |
|                           |  |           |  |  |             |          |   |
|                           |  |           |  |  |             |          |   |
|                           |  |           |  |  |             |          |   |
|                           |  |           |  |  |             |          |   |
|                           |  |           |  |  |             |          |   |
|                           |  |           |  |  |             |          |   |
|                           |  |           |  |  |             |          |   |
|                           |  |           |  |  |             |          |   |
|                           |  |           |  |  |             |          |   |
|                           |  |           |  |  |             |          |   |
|                           |  |           |  |  |             |          |   |
|                           |  |           |  |  |             |          |   |
|                           |  |           |  |  |             |          |   |
|                           |  |           |  |  |             |          |   |
|                           |  |           |  |  |             |          |   |
|                           |  |           |  |  |             |          |   |
|                           |  |           |  |  |             |          |   |
|                           |  |           |  |  |             |          |   |
|                           |  |           |  |  |             |          |   |
|                           |  |           |  |  |             |          |   |
|                           |  |           |  |  |             |          |   |
|                           |  |           |  |  |             |          |   |
|                           |  |           |  |  |             |          |   |
|                           |  |           |  |  |             |          |   |
|                           |  |           |  |  |             |          |   |
|                           |  |           |  |  |             |          |   |
|                           |  |           |  |  |             |          |   |
|                           |  |           |  |  |             |          |   |
|                           |  |           |  |  |             |          |   |
|                           |  |           |  |  |             |          |   |
|                           |  |           |  |  |             |          |   |
|                           |  |           |  |  |             |          |   |
|                           |  |           |  |  |             |          |   |
|                           |  |           |  |  |             |          |   |
|                           |  |           |  |  |             |          |   |
|                           |  |           |  |  |             |          |   |
|                           |  |           |  |  |             |          |   |
|                           |  |           |  |  |             |          |   |
|                           |  |           |  |  |             |          |   |
|                           |  |           |  |  |             |          |   |
|                           |  |           |  |  |             |          |   |
|                           |  |           |  |  |             |          |   |
|                           |  |           |  |  |             |          |   |
|                           |  |           |  |  |             |          |   |
|                           |  |           |  |  |             |          |   |
|                           |  |           |  |  |             |          |   |
|                           |  |           |  |  |             |          |   |
|                           |  |           |  |  |             |          |   |
|                           |  |           |  |  |             |          |   |
|                           |  |           |  |  |             |          |   |
|                           |  |           |  |  |             |          |   |
|                           |  |           |  |  |             |          |   |
|                           |  |           |  |  |             |          |   |
|                           |  |           |  |  |             |          |   |
|                           |  |           |  |  |             |          |   |
|                           |  |           |  |  |             |          |   |
|                           |  |           |  |  |             |          |   |
|                           |  |           |  |  |             |          |   |
|                           |  |           |  |  |             |          |   |
|                           |  |           |  |  |             |          |   |
|                           |  |           |  |  |             |          |   |
|                           |  |           |  |  |             |          |   |
|                           |  |           |  |  |             |          |   |
|                           |  |           |  |  |             |          |   |
|                           |  |           |  |  |             |          |   |
|                           |  |           |  |  |             |          |   |
|                           |  |           |  |  |             |          |   |
|                           |  |           |  |  |             |          |   |
|                           |  |           |  |  |             |          |   |
|                           |  |           |  |  |             |          |   |
|                           |  |           |  |  |             |          |   |
|                           |  |           |  |  |             |          |   |
|                           |  |           |  |  |             |          |   |
|                           |  |           |  |  |             |          |   |
|                           |  |           |  |  |             |          |   |
|                           |  |           |  |  |             |          |   |
|                           |  |           |  |  |             |          |   |
|                           |  |           |  |  |             |          |   |
|                           |  |           |  |  |             |          |   |
|                           |  |           |  |  |             |          |   |
|                           |  |           |  |  |             |          |   |
|                           |  |           |  |  |             |          |   |
|                           |  |           |  |  |             |          |   |
|                           |  |           |  |  |             |          |   |
|                           |  |           |  |  |             |          |   |
|                           |  |           |  |  |             |          |   |
|                           |  |           |  |  |             |          |   |
|                           |  |           |  |  |             |          |   |
|                           |  |           |  |  |             |          |   |
|                           |  |           |  |  |             |          |   |
| </                        |  |           |  |  |             |          |   |