PT LOT 1 & PT JOHN BACHELOT
GRANT SEC 24-3N-28E IN
OR 2010/304, OR 2046/646

GRANGER DAVID A & PEG K MCKEE
PO BOX 75
FERNANDINA BEACH, FL 32035

2024

00-00-30-0800-0001-0050

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

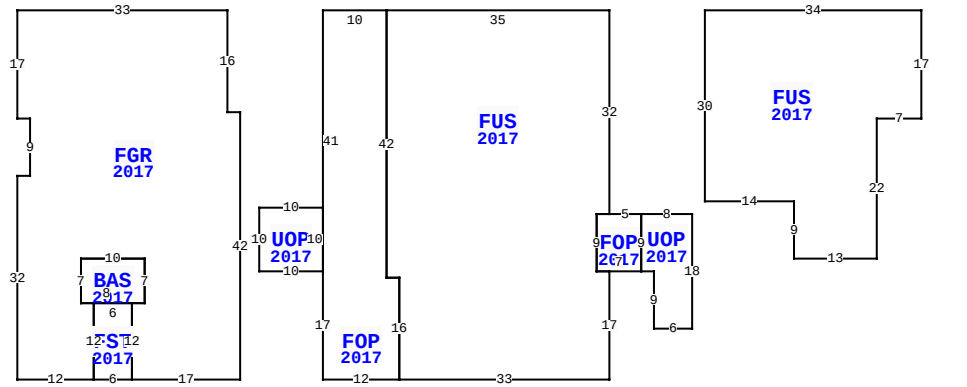
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		4.5 100
Frame	03	MASONRY 100
Stories	2.5	2.5 100
Units		0 100
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	70	100	70	9,413
FGR	1,838	55	1,011	135,941
FOP	63	30	19	2,555
FOP	612	30	184	24,741
FST	72	55	40	5,378
FUS	1,046	100	1,046	140,648
FUS	1,980	100	1,980	266,235
UOP	100	20	20	2,689
UOP	126	20	25	3,362
TOTALS	5,907		4,395	590,961

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	4,395	110.3256	137.91	606,114	2017	2017	0	0	0	2.50	97.50

1 SNGL FAM – 100% - 2018 Heated Area: 3096 HX Base Yr 2018



1611 CLINCH DR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		590,961
TOTAL MARKET OB/XF VALUE		1,960
TOTAL LAND VALUE - MARKET		431,100
TOTAL MARKET VALUE		1,024,021
SOH/AGL Deduction		145,919
ASSESSED VALUE		878,102
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		828,102
TOTAL JUST VALUE		1,024,021
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		997,333

PERMIT NUM	DESCRIPTION	AMT	ISSUED
AP155073	CO ISSUED	0	01/20/2017
B1531404	NEW CONSTR	0	11/10/2015
B1531404	NEW CONSTR	0	11/10/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2046/0646	5/10/2016	WD	U	V	11	100
GRANTOR: HOPE TIMOTHY A & JOY						
GRANTEE: GRANGER DAVID A & P						
2010/0304	10/09/2015	WD	U	V	11	100
GRANTOR: MCKEE LOUIS L JR & TI						
GRANTEE: GRANGER DAVID A & P						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=2017] W33 S17 E2 S9 W2 S32 E12 FST=[YR=2017] E6 N12
BAS=[YR=2017] E2 N7 W10 S7 E8$ W6 S12$ N12 W2 N7 E10 S7 W2
S12 E17 N42 W2 N16$ PTR=E15 FOP=[YR=2017] E10 FUS=[YR=2017]
E35 S32 FOP=[YR=2017] E5 UOP=[YR=2017] E8 S18 W6 N9 W2 N9$ S9
W7 N9 E2$ W2 S9 E2 S17 W33 N16 W2 N42$ S42 E2 S16 W12 N17
UOP=[YR=2017] W10 N10 E10 S10$ N41$ W15$ PTR=E75
FUS=[YR=2017] E34 S17 W7 S22 W13 N9 W14 N30$ W75$.

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	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2017	2017	3	98	1,960	

LAND DESCRIPTION

TOTAL OB/XF 1,960

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	0.00	0.00	4.79	AC		1.00	1.00	1.00	90,000.00	90,000.00	431,100							

REVIEW DATE 08/01/2022 BY KBA Total Acres: 4.79 Total Land Value: 431,100 Market: 0 Agricultural: 0 Common: 431,100 PRINTED 08/06/2024 BY SYS