PT OF N1/2 OF LOT 2
IN OR 2498/446 (S-2 & S-8)
SUB OF SEC 30 PB 1/5

**WORKS ELIZABETH A**
1626 CLINCH DRIVE
FERNANDINA BEACH, FL 32034

**2024**

**00-00-30-0800-0002-0020**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

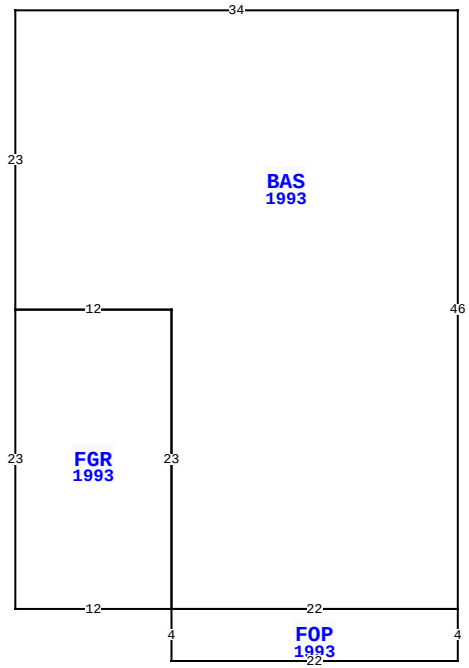
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 05 | AVERAGE 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 11 | CLAY TILE 50 |
| Interior Floo | 14 | CARPET 50 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| 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 | 06 | Quality Level 06 |
| 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 | 1,288 | 100 | 1,288 | 181,042 |
| FGR | 276 | 55 | 152 | 21,365 |
| FOP | 88 | 30 | 26 | 3,654 |
| TOTALS | 1,652 | | 1,466 | 206,062 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0900 | 01 | 1,466 | 135.4815 | 169.35 | 248,267 | 1979 | 1984 | 0 | 0 | 0 | 17.00 | 83.00 |

1 SNGL FAM – 100% - 2022 Heated Area: 1288 HX Base Yr 2022




1626 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 | | 206,062 |
| TOTAL MARKET OB/XF VALUE | | 3,335 |
| TOTAL LAND VALUE - MARKET | | 97,500 |
| TOTAL MARKET VALUE | | 306,897 |
| SOH/AGL Deduction | | 20,113 |
| ASSESSED VALUE | | 286,784 |
| TOTAL EXEMPTION VALUE | HX HB | 50,000 |
| BASE TAXABLE VALUE | | 236,784 |
| TOTAL JUST VALUE | | 306,897 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 289,759 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 20215468 | REPAIR/RRF | 0 | 05/01/2021 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2498/0446 | 9/20/2021 | WD | Q | I | 01 | 352,000 |
| GRANTOR: THRIFT LUKE | | | | | | |
| GRANTEE: WORKS ELIZABETH A | | | | | | |
| 2269/1035 | 4/22/2019 | CT | U | I | 18 | 141,300 |
| GRANTOR: CLERK OF COURT | | | | | | |
| GRANTEE: THRIFT LUKE | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=1993] W34 S23 FGR=[YR=1993] S23 E12 FOP=[YR=1993] S4 E22 N4 W22 $ N23 W12 $ E12 S23 E22 N46 $.

## 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 | 0811 | CONCRETE B | 0 | 100 | 0 | 0 | 610.00 | SF | 5.20 | 5.20 | 100 | 1980 | 1980 | 3 | 32.5 | 1,031 | |
| 2 | 0940 | SHEDS/PORT | 0 | 100 | 12 | 24 | 288.00 | SF | 30.00 | 30.00 | 100 | 1998 | 1998 | 3 | 20 | 1,728 | |
| 3 | 0940 | SHEDS/PORT | 0 | 100 | 8 | 12 | 96.00 | SF | 30.00 | 30.00 | 100 | 1995 | 1995 | 3 | 20 | 576 | |

## LAND DESCRIPTION

TOTAL OB/XF 3,335

| 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 | 75.00 | 268.00 | 75.00 | FF | | 1.00 | 1.00 | 1.00 | 1,300.00 | 1,300.00 | 97,500 | | | | | | | |

REVIEW DATE 01/05/2022 BY RK Total Acres: 0.00 Total Land Value: 97,500 Market: 0 Agricultural: 0 Common: 97,500 PRINTED 08/06/2024 BY SYS