PT OF S1/2 OF LOT 2
IN OR 2393/75
SUB OF SEC 30 PB 1/5

MIXON ROBERT D JR & GINNY SUE
1662 CLINCH DRIVE
FERNANDINA BEACH, FL 32034

2024

00-00-30-0800-0002-0060

BUILDING CHARACTERISTICS

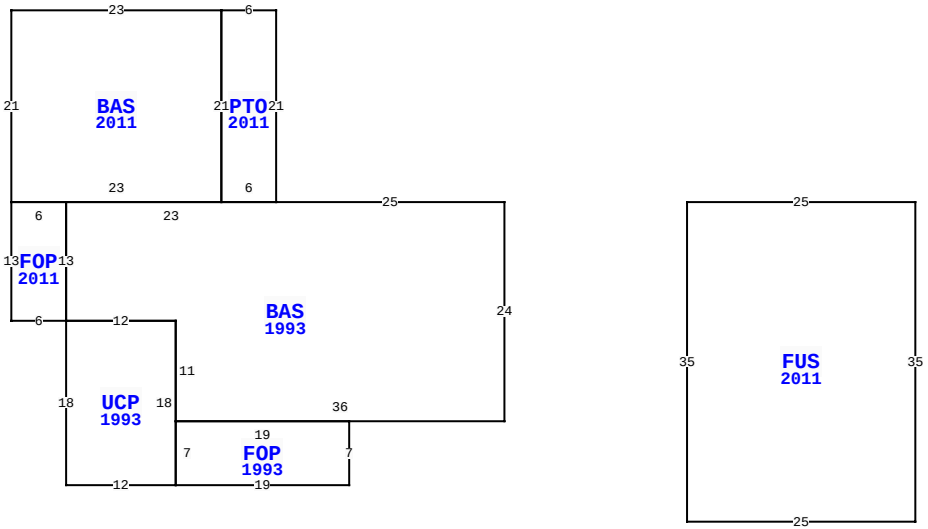
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 60
Exterior Wall	05	AVERAGE 40
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	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	2018.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,020	100	1,020	77,820
BAS	483	100	483	36,850
FOP	133	30	40	3,052
FOP	78	30	23	1,755
FUS	875	100	875	66,758
PTO	126	5	6	457
UCP	216	20	43	3,280
TOTALS	2,931		2,490	189,973

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,490	108.6720	103.24	257,068	1965	1980	0	0	0	26.10	73.90

1 SINGLE FAM – 100% - 2021 Heated Area: 2378 HX Base Yr 2021



1662 CLINCH DR, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		189,973
TOTAL MARKET OB/XF VALUE		5,606
TOTAL LAND VALUE - MARKET		68,850
TOTAL MARKET VALUE		264,429
SOH/AGL Deduction		61,347
ASSESSED VALUE		203,082
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		153,082
TOTAL JUST VALUE		264,429
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		256,039

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2393/0075	9/03/2020	WD	U	I	16	150,000
GRANTOR: GILLESPIE DEANNA L &						
GRANTEE: MIXON ROBERT D JR &						
2346/1775	3/09/2020	WD	U	I	11	100
GRANTOR: MIXON ROBERT D SR						
GRANTEE: GILLESPIE DEANNA L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W25 PTO=[YR=2011] N21 W6 BAS=[YR=2011] W23 S21 FOP=[YR=2011] S13 E6 UCP=[YR=1993] S18 E12 FOP=[YR=1993] E19 N7 W19S7$ N18 W12$ N13 W6$ E23 N21$ S21 E6$ W23 S13 E12 S11 E36 N24$ PTR= E20 FUS=[YR=2011] E25 S35 W25 N35$ W20$.

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	0680	POLE SHED	0	100	0	0	1,404.00	SF	10.00	10.00	100	1980	1980	3	20	2,808	
2	0810	CONCRETE A	0	100	0	0	180.00	SF	6.50	6.50	100	1985	1985	3	47	550	
3	0810	CONCRETE A	0	100	0	0	192.00	SF	6.50	6.50	100	1985	1985	3	47	587	
4	0810	CONCRETE A	0	100	0	0	420.00	SF	6.50	6.50	100	1985	1985	3	47	1,283	
5	0681	POLE SHED	0	100	21	6	126.00	SF	15.00	15.00	100	1985	1985	3	20	378	

LAND DESCRIPTION

TOTAL OB/XF 5,606

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	000115	C	SFR ACRES	100		RSF-2	0.00	0.00	1.02	AC		1.00	1.00	0.75	90,000.00	67,500.00	68,850							

REVIEW DATE 08/01/2022 BY KBA Total Acres: 1.02 Total Land Value: 68,850 Market: 0 Agricultural: 0 Common: 68,850 PRINTED 08/06/2024 BY SYS