

BLAND REID & KRISTY M
1618 CLINCH DR
FERNANDINA BEACH, FL 32034



BUILDING CHARACTERISTICS

ELEMENTCD

19

COMMON BRK 100

03

GABLE/HIP 100

03

COMP SHNGL 100

05

DRYWALL 50

06

CUST PANEL 50

12

HARDWOOD 100

03

CENTRAL 100

04

AIR DUCTED 100

3 100

1.5 100

03

MASONRY 100

1.

1. 100

0 100

DIST 1A 100

05

DIST 1A 100

00

NONE 100

04

Quality Level 04

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

1,904

100

1,904

202,208

FCP

460

25

115

12,214

FOP

84

30

25

2,655

FOP

120

30

36

3,824

UST

80

45

36

3,824

TOTALS

2,648

2,116

224,723

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

0500

FP-PRE FAB

0 100

0

0

1.00

UT

3,500.00

3,500.00

100

1964

1964

3

26

910

2

0810

CONCRETE A

0 100

6

6

36.00

SF

6.50

6.50

100

1964

1964

3

20

47

3

1242

WD DECK A

0 100

14

24

336.00

SF

4.00

4.00

100

2005

2005

3

24

323

4

0940

SHEDS/PORT

0 100

15

14

210.00

SF

30.00

30.00

100

2005

2005

3

24

1,512

5

0350

CARPORT WD

0 100

23

12

276.00

SF

8.58

8.58

100

2009

2009

3

40

947

LAND DESCRIPTION

L N

USE CODE

CLS

LAND USE DESCRIPTION

CAP

R D

LOC ZONE

FRONT

DEPTH

TOT LND UTS

UNIT TYPE

D T

DPHT 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

0006

RSF-

2176.00

264.00

176.00

FF

1.00

1.00

1.00

1,300.00

1,300.00

228,800

REVIEW DATE

02/12/2019

BY

DJ

Total Acres:

0.00

Total Land Value:

228,800

Market:

0

Agricultural:

0

Common:

228,800

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MARKET ADJUSTMENTS

TYPE

MDL

EFF. AREA

TOT ADJ PTS

EFF. BASE RATE

REPL. COST NEW

AYB

EYB

ECON

FNCT

NORM

% COND

0100

01

2,116

134.2845

127.57

269,938

1964

2004

0

0

0

16.75

83.25

1 SINGLE FAM - 100% - 2023

Heated Area: 1904

HX Base Yr 2023

VALUATION BY

Tax Group: 8

Tax Dist:

STANDARD

BUILDING MARKET VALUE

224,723

TOTAL MARKET OB/XF VALUE

3,739

TOTAL LAND VALUE - MARKET

228,800

TOTAL MARKET VALUE

457,262

SOH/AGL Deduction

13,610

ASSESSED VALUE

443,652

TOTAL EXEMPTION VALUE

HX HB

50,000

BASE TAXABLE VALUE

393,652

TOTAL JUST VALUE

457,262

NCON VALUE

0

INCOME VALUE

PREVIOUS YEAR MKT VALUE

430,730

SALES DATA

OFF RECORD Number

DATE

TYPE INST

Q U

V I

RSN CD

SALE PRICE

2373/1191

7/01/2020

WD Q

I

01

352,600

GRANTOR: NANTZ JACOB & CINDY M

GRANTEE: BLAND REID & KRISTY

2245/1552

12/26/2018

WD Q

I

01

280,000

GRANTOR: WILBUR JASON A & CASE

GRANTEE: NANTZ JACOB & CINDY

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W8 FOP=[YR=1993] N10 W12 S10 E12\$ W60 S33 E34
FOP=[YR=1993] S6 E14 FCP=[YR=1993] E20 N23 W20S23\$ N6 W14\$
E14 N17 E20 N16\$ UST=[YR=1993] N10 W8 S10E8\$.

PERMIT NUM

DESCRIPTION

AMT

ISSUED

BLD DATE

01/27/2015

KK

LGL DATE

04/11/2024

MLU

XF DATE

INC DATE

LAND DATE

AG DATE