PT OF LOT 7 (TRACT 1)
IN OR 1047/432
SUB OF SEC 30 PB 1/5

PEREZ LIZABETH & JOSE A
76391 LONG LEAF LOOP
YULEE, FL 32097

2024

00-00-30-0800-0007-0120

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

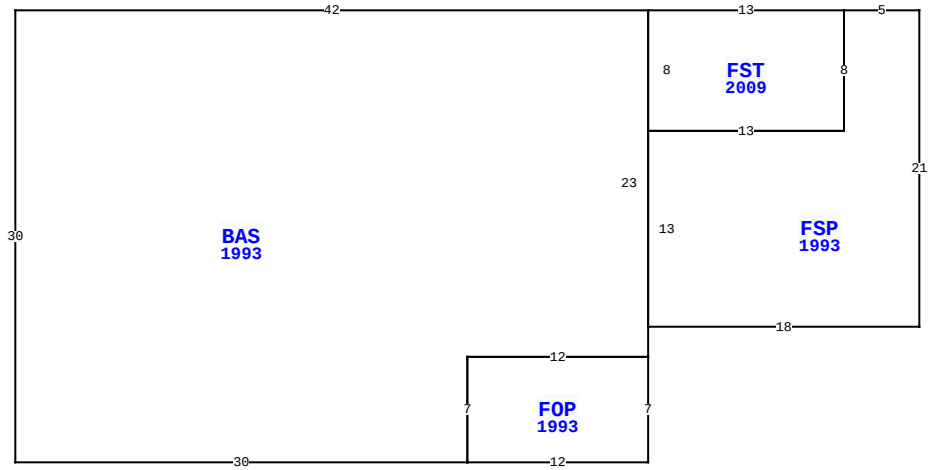
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02
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	1,176	100	1,176	106,360
FOP	84	30	25	2,261
FSP	274	40	110	9,949
FST	104	55	57	5,155
TOTALS	1,638		1,368	123,724

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,368	129.5268	123.05	168,332	1962	1990	0	0	0	26.50	73.50

1 SINGLE FAM – 0% - 0 Heated Area: 1176 HX Base Yr



1680 CLINCH DR, FERNANDINA BEACH

BLD DATE	01/27/2015	KK	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	123,724
TOTAL MARKET OB/XF VALUE	2,144
TOTAL LAND VALUE - MARKET	188,500
TOTAL MARKET VALUE	314,368
SOH/AGL Deduction	75,823
ASSESSED VALUE	238,545
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	238,545
TOTAL JUST VALUE	314,368
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	294,484

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1047/0432	4/02/2002	WD	Q	I		105,900
GRANTOR: PERRY DONALD L & PANZ						
GRANTEE: PEREZ LIZABETH & JO						
0519/0642	6/05/1987	WD	Q	I		50,000
GRANTOR: CARVER DAVID & S A						
GRANTEE: PERRY DONALD & PANZ						

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=1993] W5 FST=[YR=2009] W13 BAS=[YR=1993] W42 S30 E30
FOP=[YR=1993] E12N7W12S7$ N7E12N23$S8E13N8$ S8W13S13E18N21$.

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	0940	SHEDS/PORT	0	0	20	16	320.00	SF	30.00	30.00	100	1990	1990	3	20	1,920	
2	1243	WD DECK F	0	0	20	7	140.00	SF	8.00	8.00	100	2000	2000	3	20	224	

LAND DESCRIPTION

TOTAL OB/XF 2,144

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	0	0006	RSF-	2145.00	150.00	145.00	FF		1.00	1.00	1.00	1,300.00	1,300.00	188,500							

REVIEW DATE 05/18/2020 BY DJA Total Acres: 0.00 Total Land Value: 188,500 Market: 0 Agricultural: 0 Common: 188,500 PRINTED 08/06/2024 BY SYS