LOT W 1/3 OF 18
IN OR 2019/808
SUB OF SEC 30 PB 1/5

CAYCE NEELY ANN
1746 CLINCH DRIVE
FERNANDINA BEACH, FL 32034

2024

00-00-30-0800-0018-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

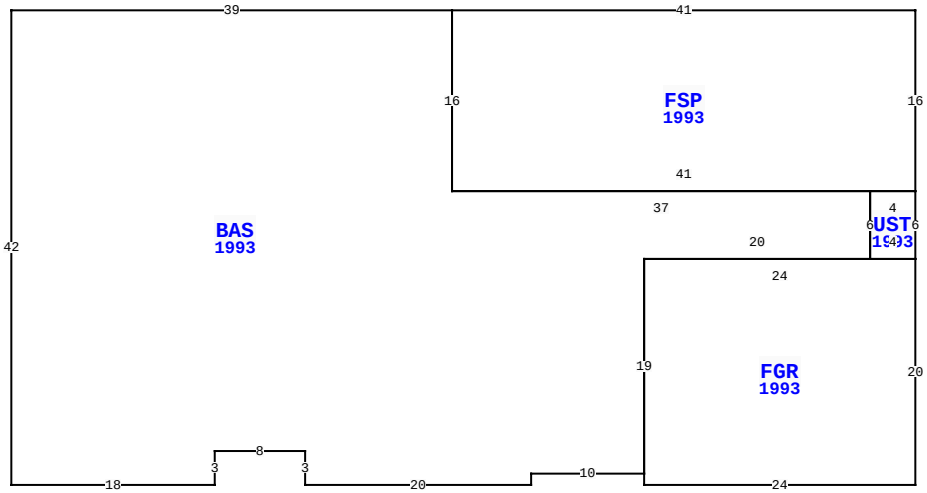
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	03	MASONRY 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	2019.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,166	100	2,166	177,333
FGR	480	55	264	21,614
FSP	656	40	262	21,450
UST	24	45	11	901
TOTALS	3,326		2,703	221,297

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,703	124.0000	117.80	318,413	1972	1982	0	0	0	30.50	69.50

1 SINGLE FAM – 100% - 2016 Heated Area: 2166 HX Base Yr 2016



1746 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		221,297
TOTAL MARKET OB/XF VALUE		14,437
TOTAL LAND VALUE - MARKET		144,000
TOTAL MARKET VALUE		379,734
SOH/AGL Deduction		117,499
ASSESSED VALUE		262,235
TOTAL EXEMPTION VALUE	HX HB WX	55,000
BASE TAXABLE VALUE		207,235
TOTAL JUST VALUE		379,734
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		370,348

PERMIT NUM	DESCRIPTION	AMT	ISSUED
BP 4106	N/A	18,480	05/20/1987

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2019/0808	12/15/2015	WD	Q	I	01	237,000
GRANTOR: JOHNSON BRIAN M & KOR						
GRANTEE: CAYCE JOHN WESTLEY						
1038/1994	2/21/2002	WD	U	I	19	155,000
GRANTOR: PARKER ROY B & DOREND						
GRANTEE: JOHNSON BRIAN MONRO						

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=1993] W41 BAS=[YR=1993] W39 S42 E18 N3 E8 S3 E20 N1 E10 FGR=[YR=1993] S1 E24 N20 UST=[YR=1993] N6 W4 S6 E4 $ W24 S19$ N19 E20 N6 W37 N16$ S16 E41 N16$.

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	0861	POOL GUNIT	0	100	0	0	307.00	SF	85.00	85.00	100	1980	1980	3	20	5,219	
2	0801	ASPHALT A	0	100	0	0	2,825.00	SF	3.00	3.00	100	1986	1986	3	50	4,238	
3	0845	KOOL DECK	0	100	102	3	306.00	SF	7.25	7.25	100	1980	1980	3	32.5	721	
4	0850	PEBBLE WLK	0	100	77	5	385.00	SF	3.50	3.50	100	1972	1972	3	23	310	
5	0940	SHEDS/PORT	0	100	20	12	240.00	SF	30.00	30.00	100	1998	1998	3	20	1,440	
6	0476	VF 6 SBPL	0	100	0	0	102.00	LF	32.00	32.00	100	1998	1998	3	45	1,469	
7	0350	CARPORT WD	0	100	20	20	400.00	SF	13.00	13.00	100	1998	1998	3	20	1,040	

LAND DESCRIPTION

TOTAL OB/XF 14,437

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	1.60	AC		1.00	1.00	1.00	90,000.00	90,000.00	144,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 1.60 Total Land Value: 144,000 Market: 0 Agricultural: 0 Common: 144,000 PRINTED 08/06/2024 BY SYS