

CLINCH DRIVE PARTNERS LLC
1854 CLINCH DRIVE
FERNANDINA BEACH, FL 32034

00-00-30-0800-0023-0020

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY												
ELEMENT		CD	CONSTRUCTION												VALUATION SUMMARY																	
Exterior Wall		05	AVERAGE 100		TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND	STANDARD														
Roof Structur		03	GABLE/HIP 100		0820	02	924	56.9800	39.89	36,858	1985	1985	0	0	20	70.00	20.00	Tax Group: 8 Tax Dist:														
Roof Cover		03	COMP SHNGL 100		2 M/H 93- - 0% - 2024													Heated Area: 924					HX Base Yr									
Interior Wall		04	PLYWOOD 100		BAS 2019																											
Interior Floo		14	CARPET 90																													
Interior Floo		08	SHT VINYL 10																													
Air Condition		01	NONE 100																													
Heating Type		01	NONE 100																													
Bedrooms			2 100																													
Bathrooms			1 100																													
Frame		02	WOOD FRAME 100																													
Stories		0	0 100																													
Units			0 100																													
Quality		01	Quality Level 01																													
DOR CODE		2800	PARKING/MH LOT																													
MAP NUM			MKT AREA		02																											
NEIGHBORHOOD/LOC		2019.00																														
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																												
BAS	924	100	924	7,372																												
TOTALS					924		924	7,372																								
EXTRA FEATURES					1854 CLINCH DR, FERNANDINA BEACH										BLD DATE			05/03/2024			REA			LGL DATE			04/11/2024			MLU		
															XF DATE						LAND DATE											
															INC DATE						AG DATE											
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	0350	CARPORT WD	0	0	16	16	76.00	SF 9.36	9.36	1	1997	1997	3	1	7																	
2	0810	CONCRETE A	0	0	0	0	1,440.00	SF 6.50	6.50	1	1980	1980	3	1	94																	
3	0751	UOP	0	0	10	5	50.00	SF 10.00	10.00	1	1993	1993	3	1	5																	
4	0350	CARPORT WD	0	0	9	18	162.00	SF 9.36	9.36	1	1997	1997	3	1	15																	
5	2810	MH SPACE	0	0	0	0	6.00	SF 2,400.00	2,400.00	1	0	0	3	1	144																	
6	0752	USP	0	0	30	8	240.00	SF 15.00	15.00	100	2008	2008	3	52	1,872																	
LAND DESCRIPTION					TOTAL OB/XF										2,137																	
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV								
1	002810	C	TRLR PARK	0		RSF-	2261.00	228.00	251.00	FF		1.00	1.00	1.00	1,300.00	1,300.00	326,300															
REVIEW DATE 01/14/2020 BY DJ Total Acres: 0.00 Total Land Value: 326,300 Market: 0 Agricultural: 0 Common: 326,300 PRINTED 08/06/2024 BY SYS																																

CLINCH DRIVE PARTNERS LLC
1854 CLINCH DRIVE
FERNANDINA BEACH, FL 32034

00-00-30-0800-0023-0020

BUILDING CHARACTERISTICS														MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 2 of 5										8																					
ELEMENT		CD		CONSTRUCTION														TYPE		MDL		EFF. AREA		TOT ADJ PTS		EFF. BASE RATE		REPL. COST NEW		AYB		EYB		ECON		FNCT		AP		NORM		% COND		VALUATION SUMMARY																					
Exterior Wall		25		MOD METAL 100														0820		02		924		51.8100		36.27		33,513		1981		1981		0		0		20		70.00		20.00		VALUATION BY										STANDARD											
Roof Structur		01		FLAT 100														3		M/H		93-		- 0%		- 2024		Heated Area: 924						HX		Base Yr		Tax Group: 8										Tax Dist:																	
Roof Cover		01		MINIMUM 100																																						BUILDING MARKET VALUE										15,775													
Interior Wall		04		PLYWOOD 100																																						TOTAL MARKET OB/XF VALUE										2,137													
Interior Floo		14		CARPET 80																																						TOTAL LAND VALUE - MARKET										326,300													
Interior Floo		08		SHT VINYL 20																																						TOTAL MARKET VALUE										344,212													
Air Condition		03		CENTRAL 100																																						SOH/AGL Deduction										0													
Heating Type		04		AIR DUCTED 100																																						ASSESSED VALUE										344,212													
Bedrooms				2 100																																								TOTAL EXEMPTION VALUE										0											
Bathrooms				1.5 100																																								BASE TAXABLE VALUE										344,212											
Frame		02		WOOD FRAME 100																																								TOTAL JUST VALUE										344,212											
Stories				1. 1. 100																																								NCON VALUE										0											
Units				0 100																																								INCOME VALUE																					
																																														PREVIOUS YEAR MKT VALUE										368,715									
		</																																																															

CLINCH DRIVE PARTNERS LLC
1854 CLINCH DRIVE
FERNANDINA BEACH, FL 32034

00-00-30-0800-0023-0020

[illegible]

CLINCH DRIVE PARTNERS LLC
1854 CLINCH DRIVE
FERNANDINA BEACH, FL 32034

00-00-30-0800-0023-0020

[illegible]

CLINCH DRIVE PARTNERS LLC
1854 CLINCH DRIVE
FERNANDINA BEACH, FL 32034

00-00-30-0800-0023-0020

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 5 of 5										8					
ELEMENT		CD		CONSTRUCTION		TYPE		MDL		EFF. AREA		TOT ADJ PTS		EFF. BASE RATE		REPL. COST NEW		AYB		EYB		ECON		FNCT		AP		NORM		% COND		VALUATION SUMMARY													
Exterior Wall		05		AVERAGE 100		0820		02		784		52.8000		36.96		28,977		1981		1981		0		0		20		70.00		20.00		VALUATION BY					STANDARD								
Roof Structur		01		FLAT 100		6 M/H 93- - 0% - 2024										Heated Area: 784										HX Base Yr										Tax Group: 8					Tax Dist:				
Roof Cover		01		MINIMUM 100		14 56 14 56 BAS 2017										BUILDING MARKET VALUE										15,775																			
Interior Wall		04		PLYWOOD 100												TOTAL MARKET OB/XF VALUE										2,137																			
Interior Floo		08		SHT VINYL 100												TOTAL LAND VALUE - MARKET										326,300																			
Air Condition		01		NONE 100												TOTAL MARKET VALUE										344,212																			
Heating Type		01		NONE 100												SOH/AGL Deduction										0																			
Bedrooms				2 100												ASSESSED VALUE										344,212																			
Bathrooms				1 100												TOTAL EXEMPTION VALUE										0																			
Frame		02		WOOD FRAME 100												BASE TAXABLE VALUE										344,212																			
Stories		00		0 100												TOTAL JUST VALUE										344,212																			
Units				0 100												NCON VALUE										0																			
						INCOME VALUE																																							
						PREVIOUS YEAR MKT VALUE										368,715																													