



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 80
Interior Floo	14	CARPET 20
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	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	02
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NEIGHBORHOOD/LOC	2019.00
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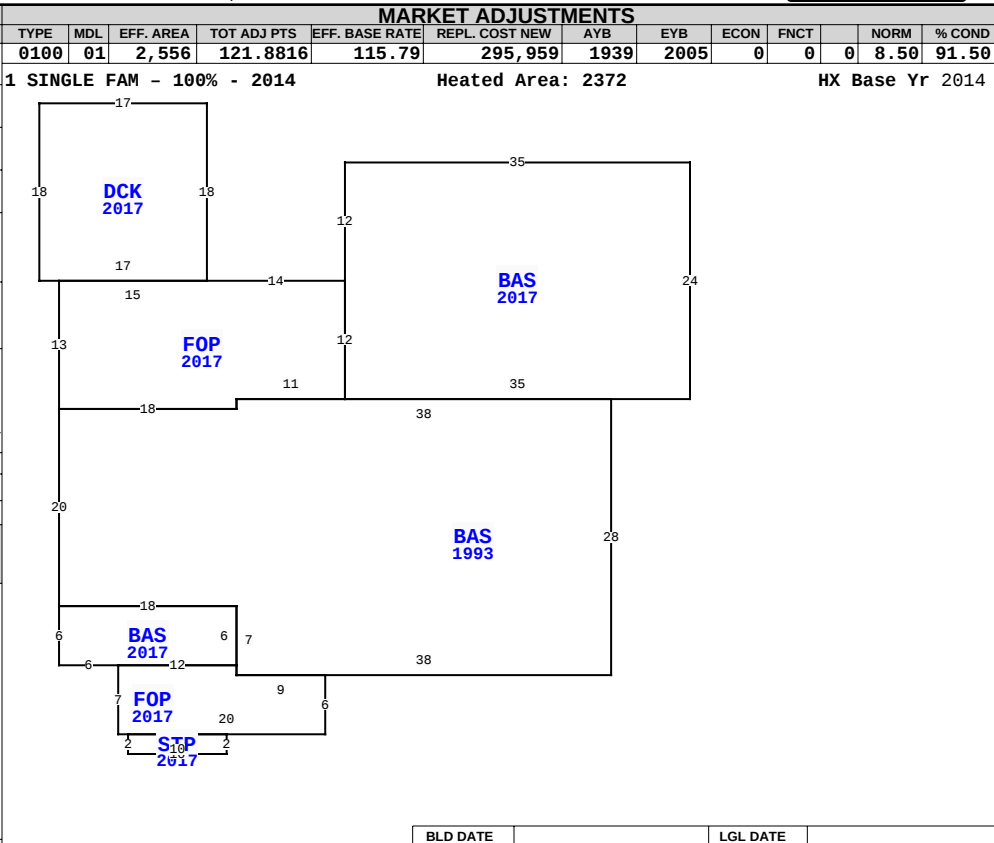
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,424	100	1,424	150,870
BAS	108	100	108	11,442
BAS	840	100	840	88,997
DCK	306	10	31	3,284
FOP	138	30	41	4,344
FOP	366	30	110	11,654
STP	20	10	2	212
TOTALS	3,202		2,556	270,802

EXTRA FEATURES	
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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	0810	CONCRETE A	0	100	0	0	284.00	SF	6.50	6.50	100	2017	2017	3	97	1,791	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2017	2017	3	98	3,430	
3	0810	CONCRETE A	0	100	0	0	109.00	SF	6.50	6.50	100	2017	2017	3	97	687	
4	0810	CONCRETE A	0	100	0	0	100.00	SF	6.50	6.50	100	2017	2017	3	97	631	
5	0855	CONC PAVER	0	100	0	0	1,962.00	SF	7.00	7.00	100	2013	2013	3	94	12,910	
6	0810	CONCRETE A	0	100	0	0	196.00	SF	6.50	6.50	100	2019	2019	3	98	1,249	

LAND DESCRIPTION			TOTAL OB/XF 20,698														
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
1	000100	C	SFR	100		RSF	2105.00	290.00	105.00	FF		1.00	1.00	1.00	1,300.00	1,300.00	136,500

REVIEW DATE	12/09/2019	BY	DJ
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1830 CLINCH DR, FERNANDINA BEACH

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

TOTAL OB/XF 20,698																
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
1	000100	C	SFR	100		RSF	2105.00	290.00	105.00	FF		1.00	1.00	1.00	1,300.00	1,300.00

Total Acres: 0.00	Total Land Value: 136,500	Market: 0	Agricultural: 0	Common: 136,500
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NASSAU COUNTY PROPERTY										PAGE 1 of 2	8
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VALUATION SUMMARY		STANDARD
VALUATION BY		
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		285,076
TOTAL MARKET OB/XF VALUE		20,698
TOTAL LAND VALUE - MARKET		136,500
TOTAL MARKET VALUE		442,274
SOH/AGL Deduction		201,398
ASSESSED VALUE		240,876
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		190,876
TOTAL JUST VALUE		442,274
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		419,937

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1812488	GARAGE	14,244	05/01/2019
B1632310	ADDITION	0	05/13/2016
8007	NEW CONSTR	1,500	04/16/1992
6222	REPAIR/RRF	650	01/17/1990

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1873/1801	8/19/2013	WD	Q	I	02	205,000
GRANTOR: NETTLES LARRY E & ELI						
GRANTEE: PARKER DYLAN A & AM						
1392/0487	2/28/2006	WD	Q	I		190,600
GRANTOR: SUTTON MICHAEL						
GRANTEE: NETTLES LARRY E & B						

BUILDING NOTES																
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BUILDING DIMENSIONS																
BAS=[YR=2017] W35 S12 FOP=[YR=2017] W14 DCK=[YR=2017] N18 W17 S18 E17\$ W15 S13 BAS=[YR=1993] S20 BAS=[YR=2017] S6 E6 FOP=[YR=2017] S7 E1 STP=[YR=2017] S2 E10 N2 W10\$ E20 N6 W9 N1 W12\$ E12 N6 W18\$ E18 S7 E38 N28 W38 S1 W18\$ E18 N1 E11 N12\$ S12 E35 N24\$.																

PARKER DYLAN A & AMANDA G
1830 CLINCH DR
FERNANDINA BEACH, FL 32034

00-00-30-0800-0023-0040

[illegible]