PT OF LOTS 33 & 34
IN OR 893/1617 & OR 1845/897 &
OR 1845/899

THOMPSON CHRISTOPHER & JEANA S
PO BOX 6157
FERNANDINA BEACH, FL 32035-6157

2024

00-00-30-0800-0033-0080

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

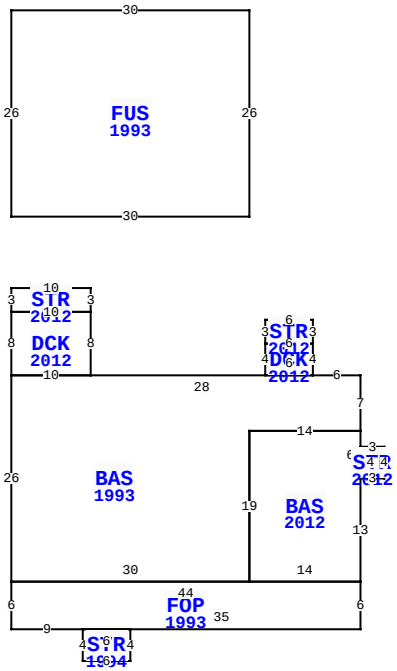
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	878	100	878	74,031
BAS	266	100	266	22,428
DCK	24	10	2	169
DCK	80	10	8	674
FOP	264	30	79	6,661
FUS	780	100	780	65,768
STR	24	10	2	169
STR	12	10	1	85
STR	18	10	2	169
STR	30	10	3	253
TOTALS	2,376		2,021	170,407

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,021	102.9000	97.76	197,573	1988	1995	0	0	0	13.75	86.25

1 SINGLE FAM – 100% - 2001 Heated Area: 1924 HX Base Yr 2001



1925 CLINCH DR, FERNANDINA BEACH

BLD DATE		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		170,407
TOTAL MARKET OB/XF VALUE		2,267
TOTAL LAND VALUE - MARKET		407,480
TOTAL MARKET VALUE		580,154
SOH/AGL Deduction		255,022
ASSESSED VALUE		325,132
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		275,132
TOTAL JUST VALUE		580,154
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		558,535

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M16706	H/AC	0	11/01/2011
B25084	ADDITION	24,606	08/01/2011
B24907	REPAIR/RRF	2,500	07/01/2011
4766	NEW CONSTR	57,880	03/23/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1845/0899	1/28/2013	QC	U	I	11	100
GRANTOR: BAITSHOLTS J LYNN						
GRANTEE: THOMPSON CHRISTOPHE						
1845/0897	1/28/2013	WD	U	I	11	100
GRANTOR: BAITSHOLTS J LYNN						
GRANTEE: THOMPSON CHRISTOPHE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W6 DCK=[YR=2012] N4 STR=[YR=2012]
N3W6S3E6$W6S4E6$ W28 DCK=[YR=2012] N8 STR=[YR=2012]
N3W10S3E10$ W10S8 E10$ W10 S26 FOP=[YR=1993] S6 E9
STR=[YR=1994] S4E6N4W6$ E35N6 BAS=[YR=2012] N13 STR=[YR=2012]
E3N4W3S4$ N6W14S19E14$ W44$ E30N19E14N7$ PTR=N20W14
FUS=[YR=1993] N26W30S26 E30$ E14S20$.

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	100	8	10	80.00	SF	30.00	30.00	100	2011	2011	3	50	1,200	
2	0830	FLAGSTONE	0	100	26	6	156.00	SF	12.00	12.00	100	1989	1989	3	57	1,067	

LAND DESCRIPTION

TOTAL OB/XF 2,267

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	100	0007	RSF-2	142.00	150.00	142.00	FF		1.00	1.00	1.00	1,300.00	1,300.00	184,600							
2	000116	C	SFR MARSH	100	0006	RSF-2	0.00	0.00	1.99	AC		1.00	1.00	0.80	140,000.00	112,000.00	222,880							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 1.99 Total Land Value: 407,480 Market: 0 Agricultural: 0 Common: 407,480 PRINTED 08/06/2024 BY SYS