

S 148 FT OF N 272 FT OF LOT 34
IN OR 1910/1719
SUB OF SEC 30 PB 1/5

THOMPSON JEANA S
1925 CLINCH DR
FERNANDINA BEACH, FL 32034

2024

00-00-30-0800-0034-0020



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	05 AVERAGE 60
Exterior Wall	15 CONC BLOCK 40
Roof Structure	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	08 SHT VINYL 50
Interior Floor	14 CARPET 50
Air Condition	02 WINDOW 100
Heating Type	02 CONVECTION 100
Bedrooms	3 100
Bathrooms	2.5 100
Frame	03 MASONRY 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
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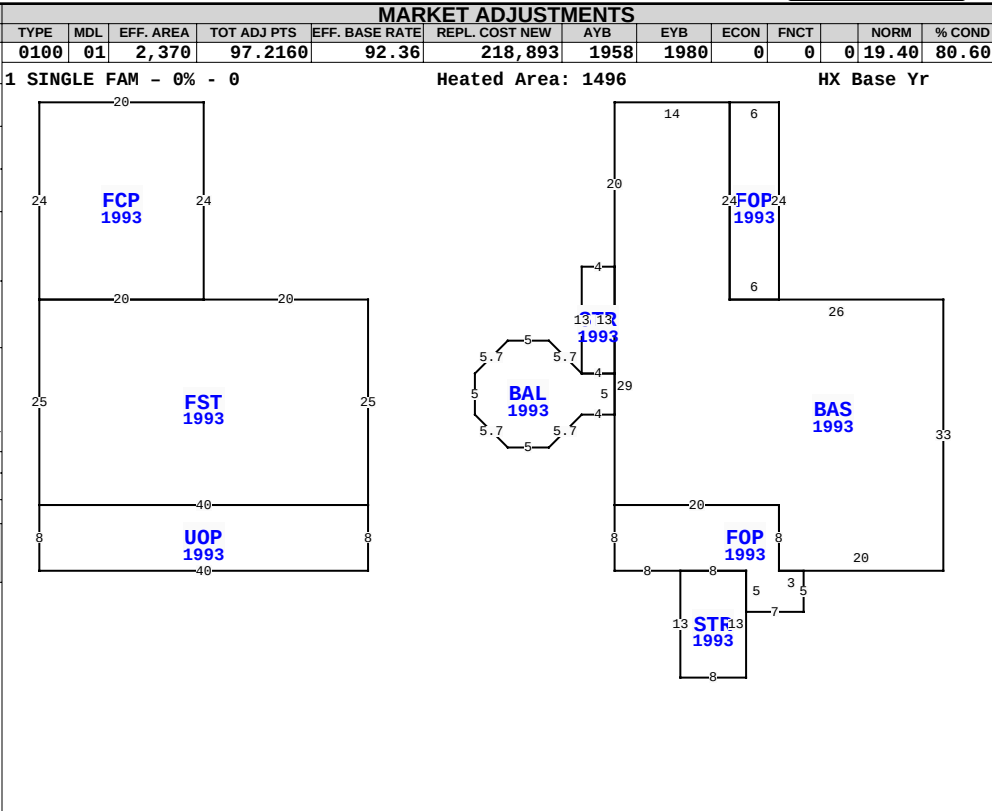
NEIGHBORHOOD/LOC	2019.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	157	15	24	1,787
BAS	1,496	100	1,496	111,366
FCP	480	25	120	8,933
FOP	144	30	43	3,201
FOP	195	30	58	4,318
FST	1,000	55	550	40,943
STR	52	10	5	372
STR	104	10	10	745
UOP	320	20	64	4,764
TOTALS	3,948		2,370	176,428

EXTRA FEATURES	
L N	OB/XF CODE

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	0	0	0		595.00	SF 6.50	6.50	100	1985	1985	3	47	1,818
2	0749	M/H STORG	0	0	0	0		1.00	UT 500.00	500.00	100	1996	1996	3	24	120
3	0940	SHEDS/PORT	0	0	12	16		192.00	SF 20.10	20.10	100	1996	1996	3	20	772

LAND DESCRIPTION	
L N	USE CODE
1	000116



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

1933 CLINCH DR, FERNANDINA BEACH															
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TOTAL OB/XF															
2,710															

NASSAU COUNTY PROPERTY		PAGE 1 of 1	8
VALUATION SUMMARY		STANDARD	
VALUATION BY	Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE			176,428
TOTAL MARKET OB/XF VALUE			2,710
TOTAL LAND VALUE - MARKET			338,940
TOTAL MARKET VALUE			518,078
SOH/AGL Deduction			25,933
ASSESSED VALUE			492,145
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			492,145
TOTAL JUST VALUE			518,078
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			510,082

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B950313	REPAIR/RRF	3,120	03/01/1995

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1910/1719	4/02/2014	QC	U	I	11	100	
GRANTOR: THOMPSON CHRISTOPHER							
GRANTEE: THOMPSON JEANA S							
0254/0431	12/01/1977	WD	U	I		59,000	
GRANTOR:							
GRANTEE:							

BUILDING NOTES	
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BUILDING DIMENSIONS	
FOP=[YR=1993] W6 BAS=[YR=1993] W14 S20 STR=[YR=1993] W4 S13 BAL=[YR=1993] U4 L4 W5 D4 L4 S5 D4 R4 E5 U4 R4 E4 N5 W4\$ E4 N13\$ S29 FOP=[YR=1993] S8 E8 STR=[YR=1993] S13 E8 N13 W8\$ E8 S5 E7 N5 W3 N8 W20 \$ E20 S8 E20 N33 W26 N24 \$ S24 E6 N24 \$ PTR= W50S24 FST=[YR=1993] W20 FCP=[YR=1993] N24W20S24E20\$ W20S25 UOP=[YR=1993] S8E40N8W40\$ E40N25 \$ N24E50 \$.	