N 154'OF S 308'OF LOT 34
EX OR 18/514 & EX S-4 & S-6
IN OR 2332/542

LONG JESSICA
1941 CLINCH DR
FERNANDINA BEACH, FL 32034

2024

00-00-30-0800-0034-0030

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

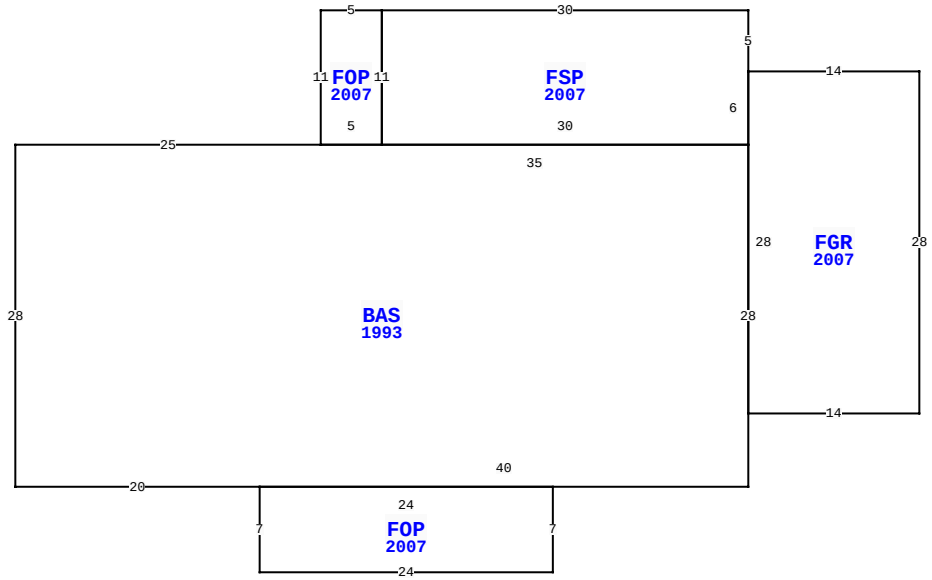
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,680	100	1,680	147,168
FGR	392	55	216	18,922
FOP	55	30	16	1,401
FOP	168	30	50	4,380
FSP	330	40	132	11,563
TOTALS	2,625		2,094	183,435

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,094	120.5400	114.51	239,784	1971	1995	0	0	0	23.50	76.50

1 SINGLE FAM – 100% - 2024 Heated Area: 1680 HX Base Yr 2024



1941 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		257,426
TOTAL MARKET OB/XF VALUE		606
TOTAL LAND VALUE - MARKET		120,960
TOTAL MARKET VALUE		378,992
SOH/AGL Deduction		0
ASSESSED VALUE		378,992
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		328,992
TOTAL JUST VALUE		378,992
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		368,239

PERMIT NUM	DESCRIPTION	AMT	ISSUED
5212	REPAIR/RRF	3,200	10/10/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2644/575	5/12/2023	PR	U	I	11	100
GRANTOR: BULTER MELISSA AS PR						
GRANTEE: LONG JESSICA						
2644/572	5/12/2023	QC	U	I	11	100
GRANTOR: BULTER MELISSA						
GRANTEE: LONG JESSICA						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=2007] W14 FSP=[YR=2007] N5 W30 FOP=[YR=2007] W5 S11 BAS=[YR=1993] W25 S28 E20 FOP=[YR=2007] S7 E24 N7 W24$ E40 N28 W35$ E5 N11$ S11 E30 N6$ S28 E14 N28$.

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	0825	BRICK	0	100	10	5	50.00	SF	12.50	12.50	100	2007	2007	3	97	606	

LAND DESCRIPTION

TOTAL OB/XF 606

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	1.68	AC		1.00	1.00	0.80	90,000.00	72,000.00	120,960							

REVIEW DATE 05/15/2019 BY DJA Total Acres: 1.68 Total Land Value: 120,960 Market: 0 Agricultural: 0 Common: 120,960 PRINTED 08/06/2024 BY SYS

N 154'OF S 308'OF LOT 34
EX OR 18/514 & EX S-4 & S-6
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LONG JESSICA
1941 CLINCH DR
FERNANDINA BEACH, FL 32034

2024

00-00-30-0800-0034-0030

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

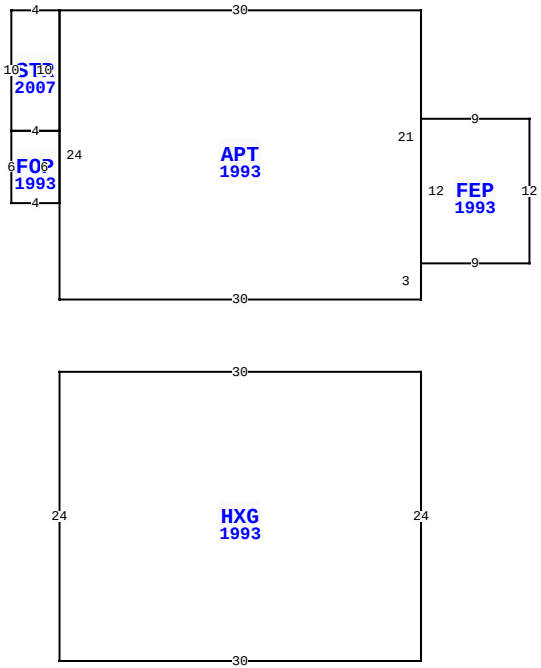
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 50
Exterior Wall	07	ASB SHNGLE 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	05	DIST 1A 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02
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
APT	720	100	720	43,919
FEP	108	80	86	5,246
FOP	24	30	7	427
HXG	720	55	396	24,155
STR	40	10	4	244
TOTALS	1,612		1,213	73,991

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,213	95.6650	90.88	110,237	1955	1955	0	0	0	32.88	67.12

2 SINGLE FAM – 0% - 2024 Heated Area: 720 HX Base Yr 2024



1941 CLINCH DR, FERNANDINA BEACH

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GRANTEE: LONG JESSICA						
2644/572	5/12/2023	QC	U	I	11	100
GRANTOR: BULTER MELISSA						
GRANTEE: LONG JESSICA						

BUILDING NOTES

BUILDING DIMENSIONS

APT=[YR=1993] W30 STR=[YR=2007] W4 S10 FOP=[YR=1993] S6 E4 N6 W4$ E4 N10$ S24 E30 N3 FEP=[YR=1993] E9 N12 W9 S12$ N21$ PTR=S30 HXG=[YR=1993] W30 S24 E30N24$ N30$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 05/15/2019 BY DJA Total Acres: 1.68 Total Land Value: 120,960 Market: 0 Agricultural: 0 Common: 120,960 PRINTED 08/06/2024 BY SYS