

30-3N-28 S-3 & S-8
PT LOT 42
IN OR 1726/1759

MULLIS WOODROW A
1966 CLINCH DR
FERNANDINA BEACH, FL 32034

2024

00-00-30-0800-0042-0030



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	12	HARDWOOD 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1.5 100
Frame	02	WOOD FRAME 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	1,290	100	1,290	109,599
FGR	308	55	169	14,358
FOP	90	30	27	2,294
STR	6	10	1	85

TOTALS	1,694		1,487	126,337
--------	-------	--	-------	---------

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0810	CONCRETE A	0	0	0	1,175.00	SF	6.50	6.50
2	0810	CONCRETE A	0	0	8	64.00	SF	6.50	6.50
3	0510	GARAGE WD-	0	0	26	364.00	SF	35.00	35.00
4	1243	WD DECK F	0	0	10	480.00	SF	3.20	3.20

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	0	0006	RSF	2101.00	173.00	101.00

REVIEW DATE	08/02/2022	BY	KBA
-------------	------------	----	-----

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0100	01	1,487	130.5600	124.03	184,433	1968	1980		0	0	31.50	68.50	
1 SINGLE FAM - 0% - 0													
Heated Area: 1290													
HX Base Yr													

1966 CLINCH DR, FERNANDINA BEACH	BLD DATE		LGL DATE	
	XF DATE		LAND DATE	
	INC DATE		AG DATE	

TOTAL OB/XF													
4,973													
04/11/2024 MLU													

TOTAL OB/XF													
4,973													
04/11/2024 MLU													

Market: 0	Agricultural: 0	Common: 131,300
-----------	-----------------	-----------------

NASSAU COUNTY PROPERTY			
PAGE 1 of 2			
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 8		Tax Dist:	
BUILDING MARKET VALUE		134,597	
TOTAL MARKET OB/XF VALUE		4,973	
TOTAL LAND VALUE - MARKET		131,300	
TOTAL MARKET VALUE		270,870	
SOH/AGL Deduction		46,528	
ASSESSED VALUE		224,342	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		224,342	
TOTAL JUST VALUE		270,870	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		255,417	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
7363	REPAIR/RRF	4,500	07/02/1991

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1263/0798	10/04/2004	QC	U	I	01	100	
GRANTOR: OBI THOMAS & EVA							
GRANTEE: MULLIS WOODROW							
1726/1759	9/03/2004	QC	U	I	11	100	
GRANTOR: OBI THOMAS E & EVA MA							
GRANTEE: MULLIS WOODROW A							

BUILDING NOTES									
----------------	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS									
BAS=[YR=1993] W43 FGR=[YR=2010] W14 S22 E14 N22\$ S30									
FOP=[YR=1993] S1 STR=[YR=2010] W2S3E2N3\$ S4 E18 N5W18 \$ E43									
N30\$.									

MULLIS WOODROW A
1966 CLINCH DR
FERNANDINA BEACH, FL 32034

00-00-30-0800-0042-0030

[illegible]