PT OF LOT 42 S-12
IN OR 630 PG 158
SUB OF SEC 30 PB 1/5

JONES BEATRICE L
1988 CLINCH DRIVE
FERNANDINA BEACH, FL 32034

2024

00-00-30-0800-0042-0120

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

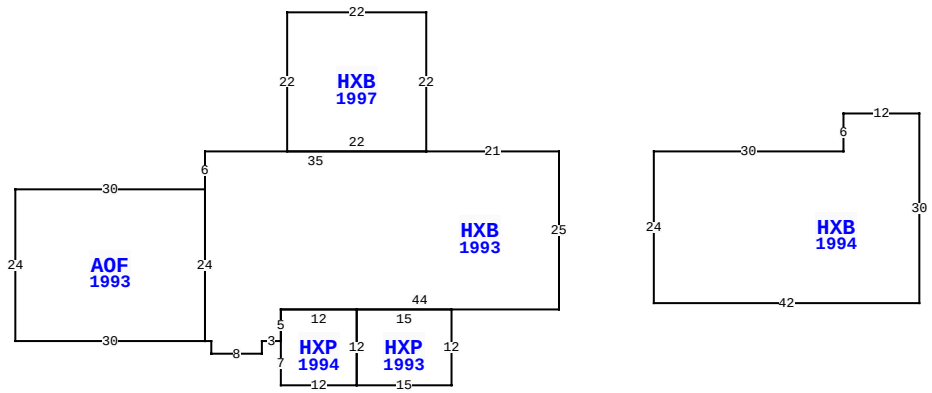
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 70
Exterior Wall	05	AVERAGE 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
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
AOF	720	110	792	60,740
HXB	1,476	100	1,476	113,198
HXB	1,080	100	1,080	82,828
HXB	484	100	484	37,119
HXP	180	30	54	4,141
HXP	144	30	43	3,298
TOTALS	4,084		3,929	301,325

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,929	105.1200	99.86	392,350	1980	1990	0	0	0	23.20	76.80

1 SINGLE FAM – 79.84% - 0 Heated Area: 3760 HX Base Yr



1988 CLINCH DR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/11/2024 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		301,325
TOTAL MARKET OB/XF VALUE		18,274
TOTAL LAND VALUE - MARKET		190,125
TOTAL MARKET VALUE		509,724
SOH/AGL Deduction		243,401
ASSESSED VALUE		266,323
TOTAL EXEMPTION VALUE	HX HB WX	55,000
BASE TAXABLE VALUE		211,323
TOTAL JUST VALUE		509,724
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		482,427

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0007654	ADDITION	5,431	10/31/2000
E996267	REMODEL	600	10/16/1999
M99-3999	H/AC	2,000	10/16/1999
P993633	NEW BATH	400	10/16/1999
397-0381	ADDITION	18,930	05/02/1997
B01056	ADDITION	225	05/01/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0630/0158	7/01/1991	QC	U	I	01	100
GRANTOR: JONES KENNETH L						
GRANTEE: JONES KENNETH & B L						
0417/0588	4/01/1984	WD	Q	I		50,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

HXB=[YR=1993] W21 HXB=[YR=1997] N22 W22 S22 E22 $ W35 S6
AOF=[YR=1993] W30 S24 E30 N24 $ S24 E1 S2 E8 N2 E3
HXP=[YR=1994] S7 E12 HXP=[YR=1993] E15 N12 W15 S12 $ N12
W12 S5 $ N5 E44 N25$ PTR= E15 HXB=[YR=1994] E30 N6 E12 S30
W42 N24$ W15 $.

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	0810	CONCRETE A	0	100	0	0	1,069.00	SF	6.50	6.50	100	1980	1980	3	32.5	2,258	
2	0940	SHEDS/PORT	0	100	16	9	144.00	SF	30.00	30.00	100	1982	1982	3	20	864	
3	0810	CONCRETE A	0	100	0	0	544.00	SF	6.50	6.50	100	1993	1993	3	66	2,334	
4	0810	CONCRETE A	0	100	4	4	16.00	SF	6.50	6.50	100	1993	1993	3	66	69	
5	1241	WD DECK G	0	100	0	0	426.00	UT	17.25	17.25	100	2000	2000	3	28	2,058	
6	0810	CONCRETE A	0	100	8	3	24.00	SF	6.50	6.50	100	1997	1997	3	73	114	
7	0810	CONCRETE A	0	100	0	0	1,293.00	SF	6.50	6.50	100	1997	1997	3	73	6,135	
8	0911	SCRN RM A	0	100	10	29	290.00	SF	52.50	52.50	100	2004	2004	3	22	3,350	
9	0810	CONCRETE A	0	100	50	4	200.00	SF	6.50	6.50	100	2004	2004	3	84	1,092	

LAND DESCRIPTION

TOTAL OB/XF 18,274

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		RSF-	2195.00	124.00	195.00	FF		1.00	1.00	0.75	1,300.00	975.00	190,125							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 190,125 Market: 0 Agricultural: 0 Common: 190,125 PRINTED 08/06/2024 BY SYS