

PT OF LOT 44 (S-2 S-4 & S-6)
IN OR 2001/548
SUB OF SEC 30 PB 1/5

GARRETT CHARLES M & GARRETT CATHERINE D L/E/
2039 CLINCH DR
FERNANDINA BEACH, FL 32034

2024

00-00-30-0800-0044-0020



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 80
Exterior Wall	08	WD ON PLY 20
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 60
Roof Cover	02	ROLL COMP 40
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 50
Interior Floor	12	HARDWOOD 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
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
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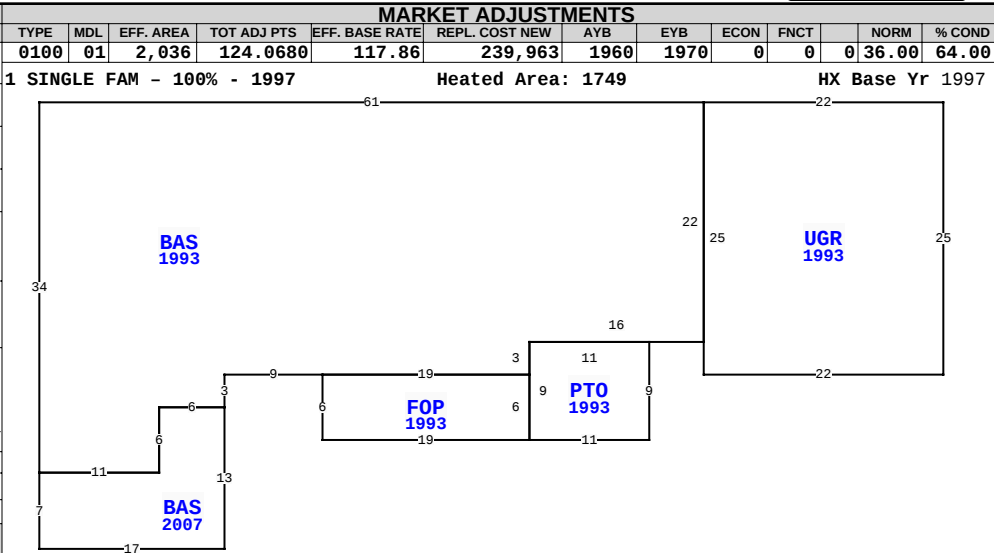
NEIGHBORHOOD/LOC	2018.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,594	100	1,594	120,236
BAS	155	100	155	11,692
FOP	114	30	34	2,564
PTO	99	5	5	377
UGR	550	45	248	18,707

TOTALS	2,512		2,036	153,576
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0940	SHEDS/PORT	0 100	8	8	64.00	SF	30.00	30.00	100	1960
2	0510	GARAGE WD-	0 100	15	16	240.00	SF	26.95	26.95	100	1996
3	0681	POLE SHED	0 100	16	10	160.00	SF	15.00	15.00	100	1996
4	0681	POLE SHED	0 100	16	10	160.00	SF	15.00	15.00	100	1996

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	SFR	100	0006	RSF-	2130.00	200.00	130.00	FF	



2039 CLINCH DR, FERNANDINA BEACH

BLD DATE	04/08/2015	KK
XF DATE		
INC DATE		

LGL DATE	
LAND DATE	04/11/2024
AG DATE	MLU

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY	STANDARD		
Tax Group: 8	Tax Dist:		
BUILDING MARKET VALUE	153,576		
TOTAL MARKET OB/XF VALUE	3,088		
TOTAL LAND VALUE - MARKET	169,000		
TOTAL MARKET VALUE	325,664		
SOH/AGL Deduction	216,617		
ASSESSED VALUE	109,047		
TOTAL EXEMPTION VALUE	HX HB SX 100,000		
BASE TAXABLE VALUE	9,047		
TOTAL JUST VALUE	325,664		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	280,242		

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2001/0548	8/21/2015	WD U	I	I	40
GRANTOR: PETERS JEFFREY					SALE PRICE 60,000
GRANTEE: GARRETT CHARLES M &					
1996/1873	8/12/2015	WD U	I	I	37
GRANTOR: GARRETT CHARLES M & C					SALE PRICE 100,000
GRANTEE: PETERS JEFFREY					

BUILDING NOTES											

BUILDING DIMENSIONS											
UGR=[YR=1993] W22 BAS=[YR=1993] W61 S34 BAS=[YR=2007] S7 E17 N13 W6 S6 W11\$ E11 N6 E6 N3 E9 FOP=[YR=1993] S6 E19 PTO=[YR=1993] E11 N9 W11 S9\$ N6 W19\$ E19 N3 E16 N22\$ S25 E22 N25\$.											