

CLINCH CHARLETTIA L
310 S 13TH ST
FERNANDINA BEACH, FL 32034

00-00-31-1688-0001-0000

BUILDING CHARACTERISTICS

ELEMENTCD05AVERAGE 10003GABLE/HIP 10003COMP SHNGL 10005DRYWALL 10014CARPET 7007CORK/VTILE 3003CENTRAL 10004AIR DUCTED 1005 1002 10002WOOD FRAME 1001. 1. 1000 10000NONE 100

CONSTRUCTION

QUALITY03Quality Level 03DOR CODE0100SINGLE FAMILYMAP NUMMKT AREA01NEIGHBORHOOD/LOC1009.00

AREATYPETOTAL GROSS AREAPCT OF BASETOT ADJ ASUBAREA MARKET VALUEBAS1,6041001,604153,591FOP6030181,724

TOTALS1,6641,622155,314

EXTRA FEATURES

L NOB/XF CODEDESCRIPTIONBLDCAPLWUNITSUTAdj RADJ UNIT PRICEORIG CONDYEAR ONYEAR ACTUALQ% COND OB/XF MKT VALUENOTES

10810CONCRETE A010015091,350.00SF6.506.50100200620063877,634

20510GARAGE WD-01003020600.00SF35.0035.00100200620063449,240

30810CONCRETE A01001010100.00SF6.506.5010020082008389579

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYBECONFNCTNORM% COND0100011,622110.1600104.65169,74220052005008.5091.50

1 SINGLE FAM - 100% - 2011Heated Area: 1604HX Base Yr 2011

BLD DATEXF DATEINC DATELGL DATELAND DATEAG DATE03/18/2024MLU

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

Tax Group: 2Tax Dist:

BUILDING MARKET VALUE155,314TOTAL MARKET OB/XF VALUE17,453TOTAL LAND VALUE - MARKET112,500TOTAL MARKET VALUE285,267SOH/AGL Deduction179,127ASSESSED VALUE106,140TOTAL EXEMPTION VALUEHX HB50,000BASE TAXABLE VALUE56,140TOTAL JUST VALUE285,267NCON VALUE0INCOME VALUEPREVIOUS YEAR MKT VALUE266,745

SALES DATA

OFF RECORD NumberDATETYPEINSTQUVIRSN CD SALE PRICE1665/17973/04/2010WDUII17155,000

GRANTOR:NASSAU HABITAT FOR HUGRANTEE:CLINCH CHARLETTIA L1643/130510/13/2009WDUII11100GRANTOR:DRAKUS HEIDE J & JAMEGRANTEE:NASSAAU HABITAT FOR

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W26 S64 E16 FOP=[YR=2005] E10 N6 W10 S6 \$ N6E10 N58 \$.

LAND DESCRIPTION

L NUSE CODECLS LAND USE DESCRIPTIONCAPRD LOC ZONEFRONTDEPTHTOT LND UTSUNIT TYPEDTDPHT FACT% CONDTOT ADJUNIT PRICEADJ UNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

1000100CSFR1000006R-250.00230.0050.00FF1.001.001.251,800.002,250.00112,500

REVIEW DATE05/12/2019BYKBA

Total Acres: 0.00Total Land Value: 112,500Market: 0Agricultural: 0Common: 112,500PRINTED 08/06/2024 BY SYS