

BLOCK 199 LOT S 90 FT OF 1
& 8 & N 10 FT OF 2 & 7
IN OR 2106/719

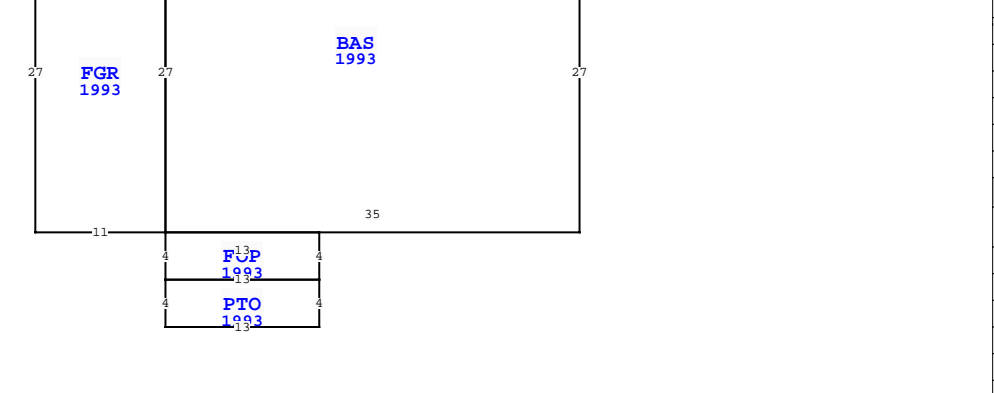
LANDRY SHAWN M
1458 CLINCH DR
FERNANDINA BEACH, FL 32034

2024

00-00-31-1800-0199-0010

BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	19 COMMON BRK 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	12 MODULAR MT 100
Interior Wall	05 DRYWALL 100
Interior Floor	11 CLAY TILE 70
Interior Floor	14 CARPET 30
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

MARKET ADJUSTMENTS														
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND			
0100	01	1,598	138.8220	131.88	210,744	1964	1990		0	0	26.50	73.50		
1 SINGLE FAM - 100% - 2006 Heated Area: 1380 HX Base Yr 2006														



Quality				
DOR CODE	CD			
0100	SINGLE FAMILY			
MAP NUM	MKT AREA			
	02			
NEIGHBORHOOD/LOC				
2016.00				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,380	100	1,380	133,766
FGR	297	55	163	15,800
FOP	52	30	16	1,551
PTO	52	5	3	291
UOP	180	20	36	3,490
TOTALS	1,961		1,598	154,897

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 2
VALUATION BY		STANDARD	
Tax Group: 8	Tax Dist:		
BUILDING MARKET VALUE			195,363
TOTAL MARKET OB/XF VALUE			14,596
TOTAL LAND VALUE - MARKET			150,000
TOTAL MARKET VALUE			359,959
SOH/AGL Deduction			174,346
ASSESSED VALUE			185,613
TOTAL EXEMPTION VALUE	HX HB	50,000	
BASE TAXABLE VALUE			135,613
TOTAL JUST VALUE			359,959
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			353,832

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20210669	GARAGE	0	03/01/2021
2859	H/AC	3,000	12/18/1988

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2106/0719	3/01/2017	QC	U	I	30	76,000
GRANTOR: LANDRY ANGELINE H						
GRANTEE: LANDRY SHAWN M						
2077/1831	10/04/2016	MS	U	I	11	100
GRANTOR: LANDRY ANGELINE H						
GRANTEE: LANDRY SHAWN M						

EXTRA FEATURES																
L N	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	48	9	432.00	SF	6.50	6.50	100	1964	1964	3	20	562	
2	0861	POOL GUNIT	0 100	0	0	300.00	SF	85.00	85.00	100	1980	1980	3	20	5,100	
3	0845	KOOL DECK	0 100	0	0	330.00	SF	7.25	7.25	100	1980	1980	3	32.5	778	
4	0810	CONCRETE A	0 100	20	13	260.00	SF	6.50	6.50	100	1990	1990	3	59.5	1,006	
5	0504	FP-ELECTRI	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	1991	1991	3	70	1,400	
6	0812	CONCRETE C	0 100	0	0	1,452.00	SF	4.00	4.00	100	2021	2021	3	99	5,750	
TOTALS														14,596		

TOTAL OB/XF				14,596																			
L N	USE CODE	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	0006	RSF	2100.00	200.00	100.00	FF		1.00	1.00	1.50	1,000.00	1,500.00	150,000							

BUILDING NOTES			
1458 CLINCH DR, FERNANDINA BEACH			
BLD DATE			
XF DATE			
INC DATE			
LGL DATE			
LAND DATE			
AG DATE			
BUILDING DIMENSIONS			
BAS=[YR=1993] W2 N5 W3 UOP=[YR=1993] N15 W12 S15 E12 \$ W12 N15 W18 S20 FGR=[YR=1993] W11 S27 E11 N27 \$ S27 FOP=[YR=1993] S4 PTO=[YR=1993] S4E13N4W13\$ E13 N4 W13 \$ E35 N27 \$.			

REVIEW DATE 02/15/2022 BY DJ																													
Total Acres: 0.00						Total Land Value: 150,000						Market: 0						Agricultural: 0						Common: 150,000					

