

BLK 200 S 85FT OF LOT 8
IN OR 1993/1814
CITY OF FDNA BEACH S/D OF

LEONARD MELISSA
1459 CLINCH DR
FERNANDINA BEACH, FL 32034-7732

2024

00-00-31-1800-0200-0082



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 70
Exterior Wall	19	COMMON BRK 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 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	03	MASONRY 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	2016.00
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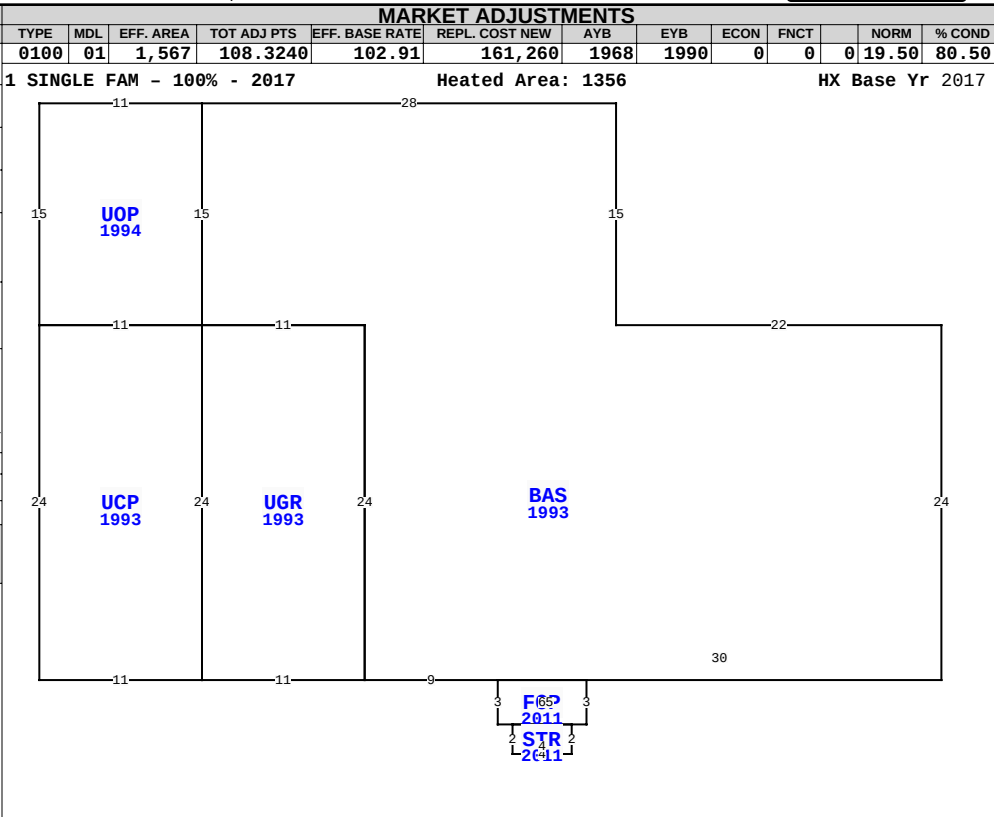
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,356	100	1,356	112,335
FOP	18	30	5	415
STR	8	10	1	83
UCP	264	20	53	4,390
UGR	264	45	119	9,858
UOP	165	20	33	2,734

TOTALS	2,075		1,567	129,814
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0810	CONCRETE A	0	100	0	0	770.00	SF	6.50	6.50	
2	0810	CONCRETE A	0	100	0	0	392.00	SF	6.50	6.50	
3	0940	SHEDS/PORT	0	100	12	18	216.00	SF	30.00	30.00	
4	0350	CARPORT WD	0	100	24	12	288.00	SF	13.00	13.00	
5	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	

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-2	85.00	100.00	85.00	FF	

REVIEW DATE	05/12/2019	BY	KBA
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1459 CLINCH DR, FERNANDINA BEACH	BLD DATE		LGL DATE	
	XF DATE		LAND DATE	
	INC DATE		AG DATE	

TOTAL OB/XF											
5,234											

Total Acres: 0.00	Total Land Value: 85,000	Market: 0	Agricultural: 0
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NASSAU COUNTY PROPERTY											
PAGE 1 of 1											
8											
VALUATION SUMMARY											
STANDARD											
VALUATION BY											
Tax Group: 8											
Tax Dist:											
BUILDING MARKET VALUE											
129,814											
TOTAL MARKET OB/XF VALUE											
5,234											
TOTAL LAND VALUE - MARKET											
85,000											
TOTAL MARKET VALUE											
220,048											
SOH/AGL Deduction											
88,280											
ASSESSED VALUE											
131,768											
TOTAL EXEMPTION VALUE											
HX HB											
50,000											
BASE TAXABLE VALUE											
81,768											
TOTAL JUST VALUE											
220,048											
NCON VALUE											
0											
INCOME VALUE											
PREVIOUS YEAR MKT VALUE											
214,422											

PERMIT NUM	DESCRIPTION	AMT	ISSUED
5691	CHNGE SRVC	0	02/03/1989
4865	REPAIR/RRF	1,480	05/05/1988

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1993/1814	7/07/2015	SW	U	I	12	125,000	
GRANTOR: BAYVIEW LOAN SERVICIN							
GRANTEE: LEONARD MELISSA							
1957/0152	12/15/2014	WD	U	I	12	145,200	
GRANTOR: COOK STEVEN E							
GRANTEE: BAYVIEW LOAN SERVIC							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1993] W22 N15 W28 UOP=[YR=1994] W11 S15											
UCP=[YR=1993] S24 E11 UGR=[YR=1993] E11 N24 W11 S24 \$ N24											
W11 \$ E11 N15 \$ S15 E11 S24 E9 FOP=[YR=2011] S3 E1											
STR=[YR=2011] S2 E4 N2 W4 \$ E5 N3 W6 \$ E30 N24 \$.											

OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

Common: 85,000	PRINTED 08/06/2024 BY SYS
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