BLK 208 LOTS 1,8 & W1/2 OF R/W
LYING E THEREOF ABND BY
OR 497/9

GRIFFIN DIANNE A L/E/
1534 CLINCH DRIVE
FERNANDINA BEACH, FL 32034

2024

00-00-31-1800-0208-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

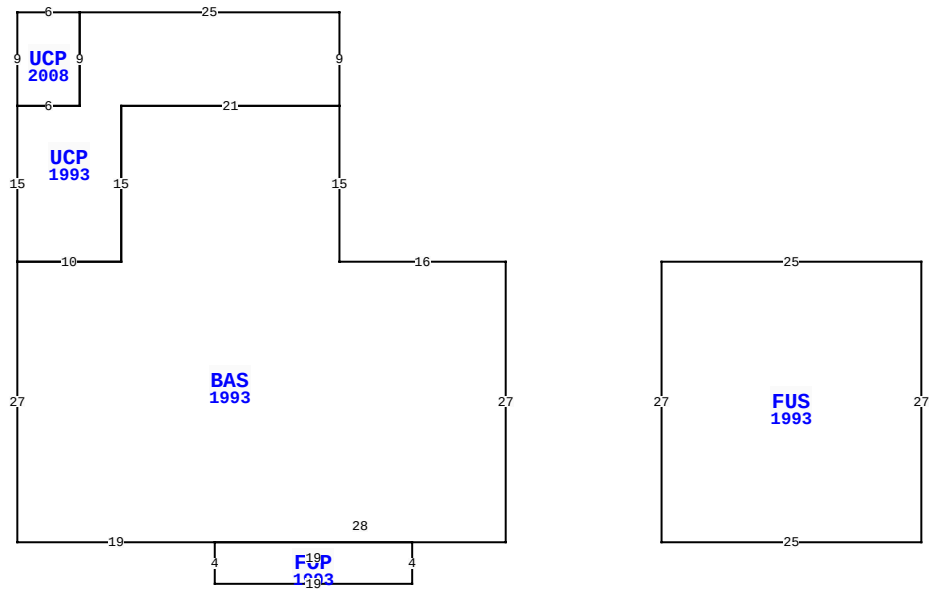
ELEMENT	CD	CONSTRUCTION
Exterior Wall	08	WD ON PLY 50
Exterior Wall	19	COMMON BRK 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	2016.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,584	100	1,584	107,600
FOP	76	30	23	1,562
FUS	675	100	675	45,852
UCP	375	20	75	5,095
UCP	54	20	11	747
TOTALS	2,764		2,368	160,857

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,368	106.3300	101.01	239,192	1965	1975	0	0	0	32.75	67.25

1 SINGLE FAM – 100% - 0 Heated Area: 2259 HX Base Yr



1534 CLINCH DR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		160,857
TOTAL MARKET OB/XF VALUE		14,067
TOTAL LAND VALUE - MARKET		90,000
TOTAL MARKET VALUE		264,924
SOH/AGL Deduction		102,674
ASSESSED VALUE		162,250
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		112,250
TOTAL JUST VALUE		264,924
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		256,829

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B18582	REMODEL	8,000	10/31/2006
B9602787	SWIM POOL	8,500	01/01/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2685/608	12/18/2023	LE	U	I	11	100

GRANTOR: GRIFFIN DIANE A
GRANTEE: BARKLEY GARY CRAIG

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W16 N15 UCP=[YR=1993] N9 W25 UCP=[YR=2008] W6 S9 E6 N9 $ S9 W6 S15 E10 N15 E21 $ W21 S15 W10 S27 E19 FOP=[YR=1993] S4 E19N4 W19 $ E28N27 $ PTR= E15 FUS=[YR=1993] E25 S27 W25 N27 $ 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	280.00	SF	6.50	6.50	100	1980	1980	3	32.5	592	
2	0810	CONCRETE A	0	100	0	0	160.00	SF	6.50	6.50	100	1980	1980	3	32.5	338	
3	0810	CONCRETE A	0	100	0	0	648.00	SF	6.50	6.50	100	1987	1987	3	52	2,190	
4	0940	SHEDS/PORT	0	100	0	0	128.00	SF	30.00	30.00	100	1987	1987	3	20	768	
5	0861	POOL GUNIT	0	100	12	24	288.00	SF	85.00	85.00	100	1996	1996	3	20	4,896	
6	0845	KOOL DECK	0	100	0	0	650.00	SF	7.25	7.25	100	1996	1996	3	72	3,393	
7	0351	CARPORT MT	0	100	20	25	500.00	SF	6.90	6.90	100	1997	1997	3	20	690	
8	0940	SHEDS/PORT	0	100	10	20	200.00	SF	30.00	30.00	100	1997	1997	3	20	1,200	

LAND DESCRIPTION

TOTAL OB/XF 14,067

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-	2100.00	230.00	100.00	FF		1.00	1.00	0.90	1,000.00	900.00	90,000							

REVIEW DATE 05/15/2019 BY DJA Total Acres: 0.00 Total Land Value: 90,000 Market: 0 Agricultural: 0 Common: 90,000 PRINTED 08/06/2024 BY SYS