

BLK 208 PT LOTS 4,5 & W1/2 OF
ABND R/W & PT SUSAN CASHEN
SEC 30-3N-28E IN OR 1751/151

CANNON DICKSON Y JR & LAURA J
1570 CLINCH DR
FERNANDINA BEACH, FL 32034

2024

00-00-31-1800-0208-0042



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories		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
NEIGHBORHOOD/LOC	2016.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,818	100	1,818	160,022
FCP	506	25	126	11,091
FOP	112	30	34	2,993
FOP	342	30	103	9,066
FSP	540	40	216	19,012
PTO	66	5	3	264

TOTALS	3,384		2,300	202,447
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00
2	0810	CONCRETE A	0 100	50	3	150.00	SF	6.50	6.50
3	0962	SKYLIGHT	0 100	0	0	4.00	UT	250.00	250.00
4	0479	VF PICKET	0 100	0	0	35.00	LF	10.00	10.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	100	0006	RSF-2	80.00	230.00	80.00

MARKET ADJUSTMENTS

1 SINGLE FAM - 100% - 2012

Heated Area: 1818

HX Base Yr 2012

1570 CLINCH DR, FERNANDINA BEACH

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

TOTAL OB/XF									
4,438									

NASSAU COUNTY PROPERTY		PAGE 1 of 1	8
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 8		Tax Dist:	
BUILDING MARKET VALUE		202,447	
TOTAL MARKET OB/XF VALUE		4,438	
TOTAL LAND VALUE - MARKET		68,000	
TOTAL MARKET VALUE		274,885	
SOH/AGL Deduction		120,431	
ASSESSED VALUE		154,454	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		104,454	
TOTAL JUST VALUE		274,885	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		266,002	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
8720	NEW CONSTR	100,402	03/04/1993

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1751/0151	8/09/2011	WD	Q	I	02	145,900
GRANTOR: DUBBERLY JAMES C SR						
GRANTEE: CANNON DICKSON YEAG						
0668/1112	10/19/1992	WD	U	I	16	100
GRANTOR: JOHNS NOLAN & JOYCE (						
GRANTEE: DUBBERLY JAMES C &						

BUILDING NOTES									
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BUILDING DIMENSIONS									
FSP=[YR=1993] W38 FOP=[YR=1993] N14 FCP=[YR=1993] E11 N22 W23PTO=[YR=1993] W3 S22E3N22\$ S22 E12 \$ W8 S14 E8 \$ W16 S10 BAS=[YR=1993] S34 FOP=[YR=1993] S6 E54 N6 W24 N3 W6 S3 W24 \$ E24 N3 E6 S3 E24 N34 W54 \$ E54 N10 \$.									