

PT SAMUEL HARRISON GRANT
SEC 44-2N-28E IN OR 899/148
{R567828}

ABELS JENNY ELIZABETH/RUSHTON PAMELA CRISP
1734 CLINCH DR
FERNANDINA BEACH, FL 32034

2024

34-2N-28-0000-0001-0150



BUILDING CHARACTERISTICS			MARKET ADJUSTMENTS													NASSAU COUNTY PROPERTY													
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND	VALUATION SUMMARY													
Exterior Wall	08	WD ON PLY 100	0100	01	832	92.6200	87.99	73,208	1973	1983	0	0	10	27.50	62.50	STANDARD													
Roof Structur	03	GABLE/HIP 100	1 SINGLE FAM - 0% - 0														Heated Area: 832												
Roof Cover	03	COMP SHNGL 100															HX Base Yr												
Interior Wall	04	PLYWOOD 100	26 32 BAS 1993 26 32														VALUATION BY												
Interior Floo	03	CONC FINSH 80															Tax Group: 4												
Interior Floo	08	SHT VINYL 20															Tax Dist:												
Air Condition	01	NONE 100															BUILDING MARKET VALUE												
Heating Type	02	CONVECTION 100															TOTAL MARKET OB/XF VALUE												
Bedrooms	1	1 100															TOTAL LAND VALUE - MARKET												
Bathrooms	1	1 100															TOTAL MARKET VALUE												
Frame	02	WOOD FRAME 100															SOH/AGL Deduction												
Stories	1.	1. 100															ASSESSED VALUE												
Units	0	0 100															TOTAL EXEMPTION VALUE												
BUD8 Adjustme	04	DIST 01 100	BASE TAXABLE VALUE																										
Occupancy	00	NONE 100	TOTAL JUST VALUE																										
Quality			03	Quality Level 03																									
DOR CODE			0100	SINGLE FAMILY																									
MAP NUM			MKT AREA																										
NEIGHBORHOOD/LOC			4005.00																										
TOTALS			832	832																									
EXTRA FEATURES			95018 CRISP LN, FERNANDINA BEACH																										
BLD DATE			LGL DATE																										
XF DATE			LAND DATE																										
INC DATE			AG DATE																										
05/30/2023			MLU																										
BUILDING NOTES																													
BUILDING DIMENSIONS			BAS=[YR=1993] W26 S32 E26 N32\$.																										
LAND DESCRIPTION			TOTAL OB/XF																										
0																													
L N			USE CODE	CLS	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 000115			C	SFR ACRES	0 0004	RSF-1	0.00	0.00	2.00	AC	1.00	1.00	0.85	75,000.00	63,750.00	127,500													
REVIEW DATE			03/07/2022																										
BY			KWA																										
Total Acres:			2.00																										
Total Land Value:			127,500																										
Market:			0																										
Agricultural:			0																										
Common:			127,500																										
PRINTED			08/06/2024 BY SYS																										

ABELS JENNY ELIZABETH/RUSHTON PAMELA CRISP
1734 CLINCH DR
FERNANDINA BEACH, FL 32034

34-2N-28-0000-0001-0150

[illegible]