BLOCK E LOT 1
OAK GROVE #2 PB 2/60

MALLONEE STEVEN PAUL & LESLIE ANN
1942 CLINCH DRIVE
FERNANDINA BEACH, FL 32034

2025

00-00-30-042C-000E-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	05	DIST 1A 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

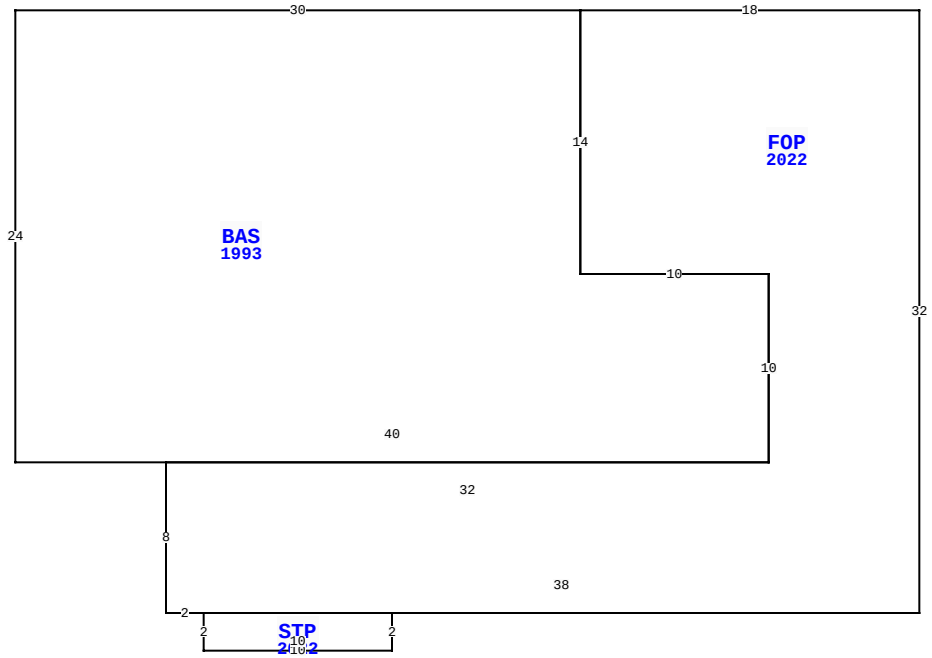
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 02
NEIGHBORHOOD/LOC 2019.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	820	100	1993	820	129,687
FOP	652	30	2022	196	30,998
STP	20	10	2022	2	316
TOTALS	1,492			1,018	161,002

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,018	128.1420	169.15	172,195	1950	2010	0	0	0	6.50	93.50

1 SNGL FAM – 100% - 2023 Heated Area: 820 HX Base Yr 2023



1942 CLINCH DR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/11/2024 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		175,953
TOTAL MARKET OB/XF VALUE		19,658
TOTAL LAND VALUE - MARKET		118,560
TOTAL MARKET VALUE		314,171
SOH/AGL Deduction		87,298
ASSESSED VALUE		226,873
TOTAL EXEMPTION VALUE	HX HB VX	55,722
BASE TAXABLE VALUE		171,151
TOTAL JUST VALUE		314,171
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		305,962

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20218043	ADDITION	39,383	08/01/2021
20218062	REMODEL	25,000	08/01/2021
20214321	DEMOLITION	0	04/01/2021
993761	H/AC	0	05/01/1999
4037	N/A	1,400	04/21/1987

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2443/1697	3/11/2021	WD	Q	I	01	130,000
GRANTOR: BRADDOCK ROBERT C JR						
GRANTEE: MALLONEE STEVEN PAU						
1479/0696	2/20/2007	WD	Q	I	01	75,000
GRANTOR: BRADDOCK ROBERT C & C						
GRANTEE: BRADDOCK ROBERT C J						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2022] W18 BAS=[YR=1993] W30 S24 E40 N10 W10 N14$ S14 E10 S10 W32 S8 E2 STP=[YR=2022] S2 E10 N2 W10$ E38 N32$.

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	0811	CONCRETE B	0	100	0	0	2,210.00	SF	5.20	5.20	100	2022	2022	3	99	11,377	
2	0476	VF 6 SBPL	0	100	0	0	180.00	LF	32.00	32.00	100	2022	2022	3	98	5,645	
3	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2022	2022	3	98	294	
4	0810	CONCRETE A	0	100	30	3	90.00	SF	6.50	6.50	100	1950	1950	3	20	117	
5	0510	GARAGE WD-	0	100	22	17	374.00	SF	29.75	29.75	100	1955	1955	3	20	2,225	

LAND DESCRIPTION

TOTAL OB/XF 19,658

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	RES	100		RSF-2	91.00	123.00	91.20	FF		1.00	1.00	1.00	1,300.00	1,300.00	118,560							

REVIEW DATE 07/21/2022 BY DJ Total Acres: 0.00 Total Land Value: 118,560 Market: 0 Agricultural: 0 Common: 118,560 PRINTED 07/30/2025 BY SYS

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NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	06	Quality Level 06

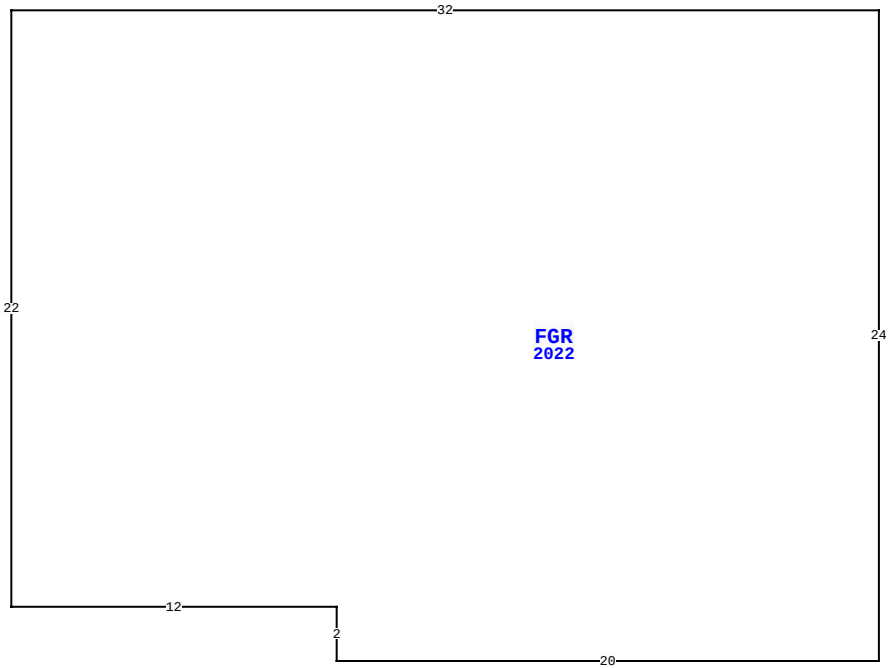
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 02
NEIGHBORHOOD/LOC 2019.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
FGR	744	55	2022	409	14,951
TOTALS	744			409	14,951

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	11	409	100.8150	37.30	15,256	2022	2022	0	0	0	2.00	98.00

2 GARAGE RES – 100% - 2023 Heated Area: 0 HX Base Yr 2023



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GRANTOR: BRADDOCK ROBERT C & C						
GRANTEE: BRADDOCK ROBERT C J						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=2022] W32 S22 E12 S2 E20 N24 $.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 07/21/2022 BY DJ Total Acres: 0.00 Total Land Value: 118,560 Market: 0 Agricultural: 0 Common: 118,560 PRINTED 07/30/2025 BY SYS