



| BUILDING CHARACTERISTICS |           |                |
|--------------------------|-----------|----------------|
| ELEMENT                  | CD        | CONSTRUCTION   |
| Exterior Wall            | 15        | CONC BLOCK 100 |
| Roof Structur            | 03        | GABLE/HIP 100  |
| Roof Cover               | 12        | MODULAR MT 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                 | 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  | 03   | Quality Level 03 |
| 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       | 864              | 100         | 1993 | 864          | 62,185               |
| BAS       | 288              | 100         | 2008 | 288          | 20,728               |
| FOP       | 15               | 30          | 1993 | 4            | 288                  |
| USP       | 240              | 30          | 2008 | 72           | 5,182                |
| TOTALS    | 1,407            |             |      | 1,228        | 88,384               |

| EXTRA FEATURES |            |             |     |     |    |    |          |    |       |                |       |
|----------------|------------|-------------|-----|-----|----|----|----------|----|-------|----------------|-------|
| L N            | OB/XF CODE | DESCRIPTION | BLD | CAP | L  | W  | UNITS    | UT | Adj R | ADJ UNIT PRICE | NOTES |
| 1              | 0511       | GARAGE CB-  | 0   | 100 | 26 | 26 | 676.00   | SF | 40.00 | 40.00          |       |
| 2              | 0810       | CONCRETE A  | 0   | 100 | 0  | 0  | 129.00   | SF | 6.50  | 6.50           |       |
| 3              | 0812       | CONCRETE C  | 0   | 100 | 0  | 0  | 1,196.00 | SF | 4.00  | 4.00           |       |
| 4              | 0940       | SHEDS/PORT  | 0   | 100 | 26 | 12 | 312.00   | SF | 20.10 | 20.10          |       |
| 5              | 0940       | SHEDS/PORT  | 0   | 100 | 10 | 10 | 100.00   | SF | 20.10 | 20.10          |       |
| 6              | 0940       | SHEDS/PORT  | 0   | 100 | 24 | 12 | 288.00   | SF | 15.00 | 15.00          |       |

| LAND DESCRIPTION |          |     |                      |     |     |          |         |        |             |           |       |
|------------------|----------|-----|----------------------|-----|-----|----------|---------|--------|-------------|-----------|-------|
| L N              | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT   | DEPTH  | TOT LND UTS | UNIT TYPE | NOTES |
| 1                | 000100   | C   | RES                  | 100 |     | RSF      | 2137.00 | 140.00 | 136.80      | FF        |       |

| MARKET ADJUSTMENTS                                                                                                                                         |     |           |             |                |                |      |      |      |      |         |        |
|------------------------------------------------------------------------------------------------------------------------------------------------------------|-----|-----------|-------------|----------------|----------------|------|------|------|------|---------|--------|
| TYPE                                                                                                                                                       | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB  | EYB  | ECON | FNCT | NORM    | % COND |
| 0100                                                                                                                                                       | 01  | 1,228     | 102.8200    | 102.82         | 126,263        | 1966 | 1968 | 0    | 0    | 0 30.00 | 70.00  |
| 1 SINGLE FAM - 100% - 0                                                                                                                                    |     |           |             |                |                |      |      |      |      |         |        |
| Heated Area: 1152                                                                                                                                          |     |           |             |                |                |      |      |      |      |         |        |
| HX Base Yr                                                                                                                                                 |     |           |             |                |                |      |      |      |      |         |        |
| <div>Diagram showing building footprint with dimensions: 24, 12, 8, 4, 20, 12, 24, 25, 11, 12, 3, 3. Labels: USP 2008, BAS 1993, BAS 2008, FOP 1993.</div> |     |           |             |                |                |      |      |      |      |         |        |
| 1948 CLINCH DR, FERNANDINA BEACH                                                                                                                           |     |           |             |                |                |      |      |      |      |         |        |

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

| NASSAU COUNTY PROPERTY    |  |  |  |  |  |  |  |  |  |  |  |
|---------------------------|--|--|--|--|--|--|--|--|--|--|--|
| VALUATION SUMMARY         |  |  |  |  |  |  |  |  |  |  |  |
| PAGE 1 of 1               |  |  |  |  |  |  |  |  |  |  |  |
| STANDARD                  |  |  |  |  |  |  |  |  |  |  |  |
| VALUATION BY              |  |  |  |  |  |  |  |  |  |  |  |
| Tax Group: 8              |  |  |  |  |  |  |  |  |  |  |  |
| Tax Dist:                 |  |  |  |  |  |  |  |  |  |  |  |
| BUILDING MARKET VALUE     |  |  |  |  |  |  |  |  |  |  |  |
| 88,384                    |  |  |  |  |  |  |  |  |  |  |  |
| TOTAL MARKET OB/XF VALUE  |  |  |  |  |  |  |  |  |  |  |  |
| 22,982                    |  |  |  |  |  |  |  |  |  |  |  |
| TOTAL LAND VALUE - MARKET |  |  |  |  |  |  |  |  |  |  |  |
| 177,840                   |  |  |  |  |  |  |  |  |  |  |  |
| TOTAL MARKET VALUE        |  |  |  |  |  |  |  |  |  |  |  |
| 289,206                   |  |  |  |  |  |  |  |  |  |  |  |
| SOH/AGL Deduction         |  |  |  |  |  |  |  |  |  |  |  |
| 198,315                   |  |  |  |  |  |  |  |  |  |  |  |
| ASSESSED VALUE            |  |  |  |  |  |  |  |  |  |  |  |
| 90,891                    |  |  |  |  |  |  |  |  |  |  |  |
| TOTAL EXEMPTION VALUE     |  |  |  |  |  |  |  |  |  |  |  |
| HX HB WX                  |  |  |  |  |  |  |  |  |  |  |  |
| 55,722                    |  |  |  |  |  |  |  |  |  |  |  |
| BASE TAXABLE VALUE        |  |  |  |  |  |  |  |  |  |  |  |
| 35,169                    |  |  |  |  |  |  |  |  |  |  |  |
| TOTAL JUST VALUE          |  |  |  |  |  |  |  |  |  |  |  |
| 289,206                   |  |  |  |  |  |  |  |  |  |  |  |
| NCON VALUE                |  |  |  |  |  |  |  |  |  |  |  |
| 0                         |  |  |  |  |  |  |  |  |  |  |  |
| INCOME VALUE              |  |  |  |  |  |  |  |  |  |  |  |
| PREVIOUS YEAR MKT VALUE   |  |  |  |  |  |  |  |  |  |  |  |
| 286,361                   |  |  |  |  |  |  |  |  |  |  |  |

| PERMIT NUM | DESCRIPTION | AMT    | ISSUED     |
|------------|-------------|--------|------------|
| R1413899   | MTL ROOF    | 0      | 04/01/2014 |
| 8403       | GARAGE      | 11,492 | 09/28/1992 |
| 8366       | CHNGE SRVC  | 0      | 08/17/1992 |

| SALES DATA           |      |              |        |   |        |   |           |               |
|----------------------|------|--------------|--------|---|--------|---|-----------|---------------|
| OFF RECORD<br>Number | DATE | TYPE<br>INST | Q<br>U | / | V<br>I | / | RSN<br>CD | SALE<br>PRICE |
|                      |      |              |        |   |        |   |           |               |
|                      |      |              |        |   |        |   |           |               |
|                      |      |              |        |   |        |   |           |               |
|                      |      |              |        |   |        |   |           |               |
|                      |      |              |        |   |        |   |           |               |
|                      |      |              |        |   |        |   |           |               |

| BUILDING NOTES |  |  |  |  |  |  |  |  |  |  |  |
|----------------|--|--|--|--|--|--|--|--|--|--|--|
|----------------|--|--|--|--|--|--|--|--|--|--|--|

| BUILDING DIMENSIONS                                                                                                                         |  |  |  |  |  |  |  |  |  |  |  |
|---------------------------------------------------------------------------------------------------------------------------------------------|--|--|--|--|--|--|--|--|--|--|--|
| BAS=[YR=2008] W4 USP=[YR=2008] N12 W20 S12 BAS=[YR=1993] W24 S24 E25 FOP=[YR=1993] S3 E5 N3 W5 \$ E11 N24 W12 \$ E20 \$ W8 S24 E12 N24 \$ . |  |  |  |  |  |  |  |  |  |  |  |