BLOCK E S1/2 OF LOT 5 &
ALL LOT 7
IN OR 2689/374

TACY ALONZO C TRUST/TACY ALONZO C TRUSTEE
1954 CLINCH DRIVE
FERNANDINA BEACH, FL 32034

2025

00-00-30-042C-000E-0050

BUILDING CHARACTERISTICS

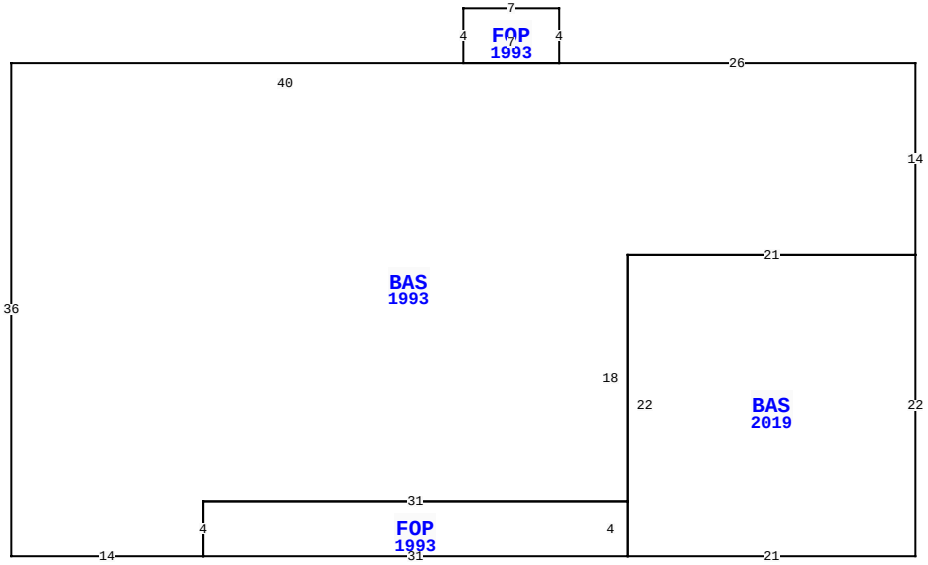
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	05	DIST 1A 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05
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	1,790	100	1993	1,790	284,307
BAS	462	100	2019	462	73,380
FOP	28	30	1993	8	1,271
FOP	124	30	1993	37	5,877
TOTALS	2,404			2,297	364,834

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,297	132.5940	175.02	402,021	1958	2015	0	0	0	9.25	90.75

1 SNGL FAM – 100% - 2021 Heated Area: 2252 HX Base Yr 2021



BLD DATE	04/08/2015 KK	LGL DATE	
XF DATE		LAND DATE	04/11/2024 MLU
INC DATE		AG DATE	

1954 CLINCH DR, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

PAGE 1 of 2 8

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		416,440
TOTAL MARKET OB/XF VALUE		35,978
TOTAL LAND VALUE - MARKET		180,700
TOTAL MARKET VALUE		633,118
SOH/AGL Deduction		126,327
ASSESSED VALUE		506,791
TOTAL EXEMPTION VALUE	HX HB WR	55,722
BASE TAXABLE VALUE		451,069
TOTAL JUST VALUE		633,118
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		614,413

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1707334	INTER/ROOF	45,900	08/14/2017
M951325	H/AC	0	10/01/1995
E952115	CHNGE SRVC	0	09/01/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2689/374	1/02/2024	WD	U	I	11	100
GRANTOR: TACY ALONZO C						
GRANTEE: TACY ALONZO C TRUST						
2364/0955	5/26/2020	WD	Q	I	01	520,000
GRANTOR: SORDAHL RICHARD D & D						
GRANTEE: TACY ALONZO C & REB						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W26 FOP=[YR=1993] N4 W7 S4 E7 $ W40 S36 E14
FOP=[YR=1993] E31 BAS=[YR=2019] E21 N22 W21 S22 $ N4 W31 S4 $
N4 E31 N18 E21 N14 $.

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	1,322.00	SF	6.50	6.50	100	1958	1958	3	20	1,719	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1958	1958	3	20	700	
3	0861	POOL GUNIT	0	100	38	18	684.00	SF	170.00	170.00	100	1981	1981	3	20	23,256	
4	0845	KOOL DECK	0	100	0	0	995.00	SF	14.50	14.50	100	1981	1981	3	32.5	4,689	
5	0811	CONCRETE B	0	100	0	0	560.00	SF	5.20	5.20	100	2019	2019	3	97	2,825	
6	0476	VF 6 SBPL	0	100	0	0	76.00	LF	32.00	32.00	100	2018	2018	3	92	2,237	
7	0470	VNYL GATE	0	100	0	0	2.00	UT	300.00	300.00	100	2018	2018	3	92	552	

LAND DESCRIPTION

TOTAL OB/XF 35,978

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	0006	RSF-	139.00	163.00	139.00	FF		1.00	1.00	1.00	1,300.00	1,300.00	180,700							

REVIEW DATE 09/27/2019 BY DJ Total Acres: 0.00 Total Land Value: 180,700 Market: 0 Agricultural: 0 Common: 180,700 PRINTED 07/30/2025 BY SYS

BLOCK E S1/2 OF LOT 5 &
ALL LOT 7
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FERNANDINA BEACH, FL 32034

2025

00-00-30-042C-000E-0050

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		1 100
Bathrooms		1 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05

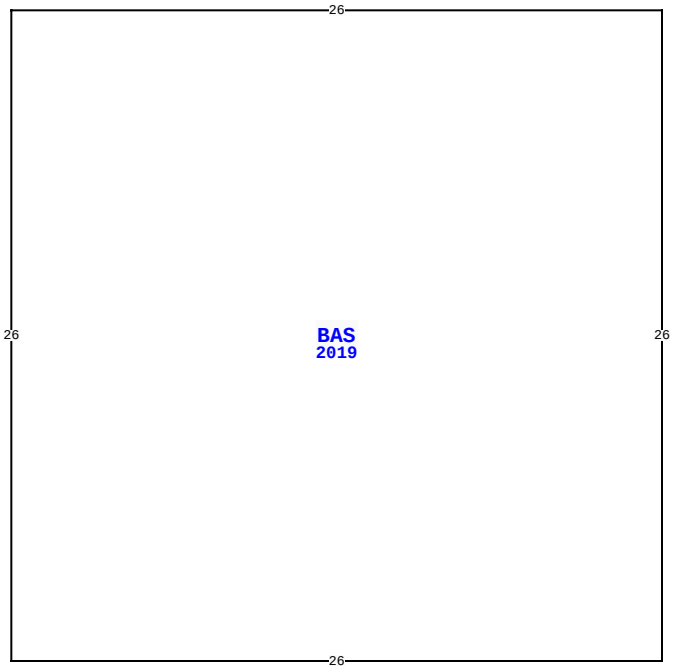
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 02
NEIGHBORHOOD/LOC 2019.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	676	100	2019	676	51,606
TOTALS	676			676	51,606

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0150	01	676	150.0400	79.52	53,756	1981	2015	0	0	0	4.00	96.00

2 ACCESORY U – 100% - 2021 Heated Area: 676 HX Base Yr 2021



1954 CLINCH DR, FERNANDINA BEACH

BLD DATE	04/08/2015 KK	LGL DATE	
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INCOME VALUE		
PREVIOUS YEAR MKT VALUE		614,413

PERMIT NUM	DESCRIPTION	AMT	ISSUED

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2364/0955	5/26/2020	WD	Q	I	01	520,000
GRANTOR: SORDAHL RICHARD D & D						
GRANTEE: TACY ALONZO C & REB						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W26 S26 E26 N26$.

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

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