

BLOCK K LOT 6  
IN OR 633/161  
OAK GROVE SUB 3 PB 3/51

KYZER GENE A EST  
1936 CLINCH DRIVE  
FERNANDINA BEACH, FL 32034

**2025**

00-00-30-042D-000K-0060

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	20	FACE BRICK	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	70
Interior Floor	08	SHT VINYL	30
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		1.5	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		2019.00	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,652	100	1993
FEP	232	80	1993
FGR	513	55	1993
FOP	28	30	1993
TOTALS	2,425		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,128	104.8600	104.86	223,142	1968	1980	0	0	30.20	69.80
1 SINGLE FAM - 100% - 1992 Heated Area: 1652 HX Base Yr 1992											
BLD DATE		XF DATE		INC DATE		LGL DATE		LAND DATE		AG DATE	
						04/11/2024					MLU

NASSAU COUNTY PROPERTY		PAGE 1 of 1	8
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 8	Tax Dist:		
BUILDING MARKET VALUE		155,753	
TOTAL MARKET OB/XF VALUE		3,724	
TOTAL LAND VALUE - MARKET		131,300	
TOTAL MARKET VALUE		290,777	
SOH/AGL Deduction		169,043	
ASSESSED VALUE		121,734	
TOTAL EXEMPTION VALUE	HX HB WR SL	121,734	
BASE TAXABLE VALUE		0	
TOTAL JUST VALUE		290,777	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		284,310	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0633/0161	8/06/1991	WD Q	Q	I		80,000
GRANTOR: PETERSON VIRGINIA L						
GRANTEE: KYZER GENE & ETHELY						
0524/1099	8/18/1987	WD Q	Q	I		73,000
GRANTOR: BAILEY SAMUEL & JEAN						
GRANTEE: PETERSON VIRGINIA L						

EXTRA FEATURES																	
L N	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	204.00	SF	5.20	5.20	100	1968	1968	3	20	212	
2	0811	CONCRETE B	0	100	0	0	960.00	SF	5.20	5.20	100	1985	1985	3	44	2,196	
3	0350	CARPORT WD	0	100	0	0	506.00	SF	13.00	13.00	100	1995	1995	3	20	1,316	
TOTALS															3,724		

BUILDING NOTES														
1936 CLINCH DR, FERNANDINA BEACH														

BUILDING DIMENSIONS														
FGR=[YR=1993] W19 FEP=[YR=1993] N8 W29 BAS=[YR=1993] N4 W23 S39 E25 FOP=[YR=1993] E7 N4 W7 S4 \$ N4 E7 S4 E20 N27 W29 N8 \$ S8 E29 \$ S27 E19 N27 \$ .														

LAND DESCRIPTION															TOTAL OB/XF									
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	000100	C	RES	100		RSF	2101.00	108.00	101.00	FF		1.00	1.00	1.00	1,300.00	1,300.00	131,300							