

BLOCK L LOT 1 &
N 12FT OF LOT 4 IN OR 2339/998
OAK GROVE SUB #3 PB 3/51

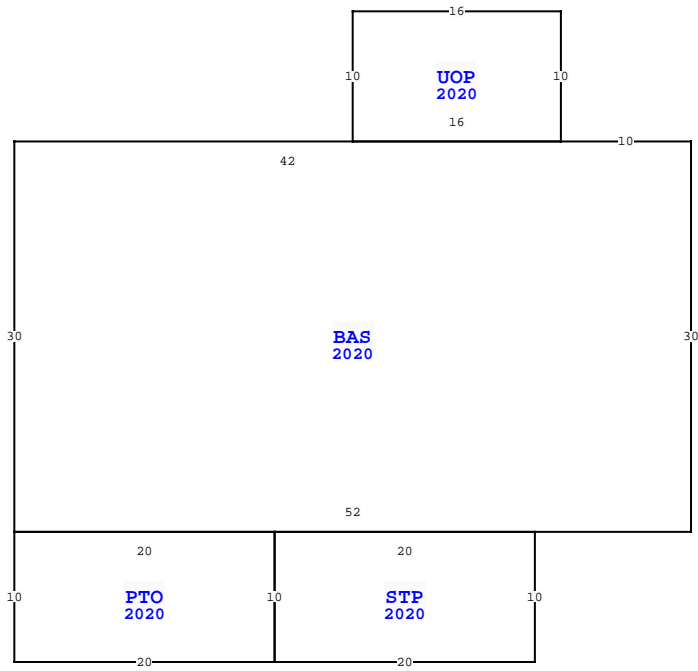
BOATRIGHT CURTIS J & LINDA C
1888 CLINCH DR
FERNANDINA BEACH, FL 32034

2025

00-00-30-042D-000L-0010

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	05	AVERAGE 100	
Roof Structur	03	GABLE/HIP 100	
Roof Cover	03	COMP SHNGL 100	
Interior Wall	05	DRYWALL 100	
Interior Floor	08	SHT VINYL 100	
Air Condition	03	CENTRAL 100	
Heating Type	04	AIR DUCTED 100	
Bedrooms		3 100	
Bathrooms		2 100	
Frame	02	WOOD FRAME 100	
Stories	1.	1. 100	
Units		0 100	
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	1,560	100	2020
PTO	200	5	2020
STP	200	10	2020
UOP	160	20	2020
TOTALS	2,120		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0200	01	1,622	109.1400	98.23	159,329	2020	2020	0	0	1.50	98.50
1 SFR MODULR - 100% - 2021 Heated Area: 1560 HX Base Yr 2021											



NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 8	Tax Dist:		
BUILDING MARKET VALUE			156,939
TOTAL MARKET OB/XF VALUE			0
TOTAL LAND VALUE - MARKET			109,200
TOTAL MARKET VALUE			266,139
SOH/AGL Deduction			114,139
ASSESSED VALUE			152,000
TOTAL EXEMPTION VALUE	HX HB	50,722	
BASE TAXABLE VALUE			101,278
TOTAL JUST VALUE			266,139
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			249,401

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20003545	NEW CONSTR	0	04/27/2020

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2339/0998	2/13/2020	WD U	U	V	11	100
GRANTOR: BOATRIGHT SARA C						
GRANTEE: BOATRIGHT CURTIS J						
2121/1879	5/22/2017	LE U	U	I	11	100
GRANTOR: BOATRIGHT SARA C						
GRANTEE: BOATRIGHT SIMON P J						

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

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

BUILDING NOTES														
BUILDING DIMENSIONS														
BAS=[YR=2020] W10 UOP=[YR=2020] N10 W16 S10 E16 \$ W42 S30														
PTO=[YR=2020] S10 E20 STP=[YR=2020] E20 N10 W20 S10 \$ N10														
W20 \$ E52 N30 \$.														

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-2	0.00	0.00	84.00	FF		1.00	1.00	1.00	1,300.00	1,300.00	109,200							