

BLOCK L LOT 4
(EX N 12FT)
OAK GROVE SUB #3 PB 3/51

BELL JONATHAN M & OLIVIA T
1890 CLINCH DRIVE
FERNANDINA BEACH, FL 32034

2025

00-00-30-042D-000L-0040

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	20	FACE BRICK	90
Exterior Wall	16	WD FR STUC	10
Roof Structure	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	80
Interior Floor	08	SHT VINYL	20
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
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	2,304	100	1993
FSP	192	40	1993
PTO	300	5	1993
TOTALS	2,796		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SNGL FAM	- 0%	- 2025								
				Heated Area: 2304							
					HX Base Yr						
BLD DATE		LGL DATE								04/11/2024	MLU
XF DATE		LAND DATE									
INC DATE		AG DATE									

NASSAU COUNTY PROPERTY		PAGE 1 of 1	8
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 8	Tax Dist:		
BUILDING MARKET VALUE			228,434
TOTAL MARKET OB/XF VALUE			4,440
TOTAL LAND VALUE - MARKET			110,500
TOTAL MARKET VALUE			343,374
SOH/AGL Deduction			0
ASSESSED VALUE			343,374
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			343,374
TOTAL JUST VALUE			343,374
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			299,576

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20003545	MODULAR	0	04/27/2020
1908869	DEMO MH	0	10/22/2019
V010132	REMODEL	4,212	03/01/2001
7596	REPAIR/RRF	55,900	10/10/1991

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2713/1649	5/20/2024	WD Q	I	01		420,000
GRANTOR: BOATRIGHT SIMON P JR						
GRANTEE: BELL JONATHAN M & O						
2121/1879	5/22/2017	LE 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	OB/XF MKT VALUE	NOTES
1	0500	FP-PRE FAB	0	0	1.00	UT	3,500.00	3,500.00	100	1978	1978	3	40	1,400	
2	0810	CONCRETE A	0	0	987.00	SF	6.50	6.50	100	1978	1978	3	28	1,796	
7	0810	CONCRETE A	0	0	638.00	SF	6.50	6.50	100	1980	1980	3	30	1,244	
TOTALS												4,440			

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	0		RSF-2	0.00	0.00	85.00	FF		1.00	1.00	1.00	1,300.00	1,300.00	110,500							