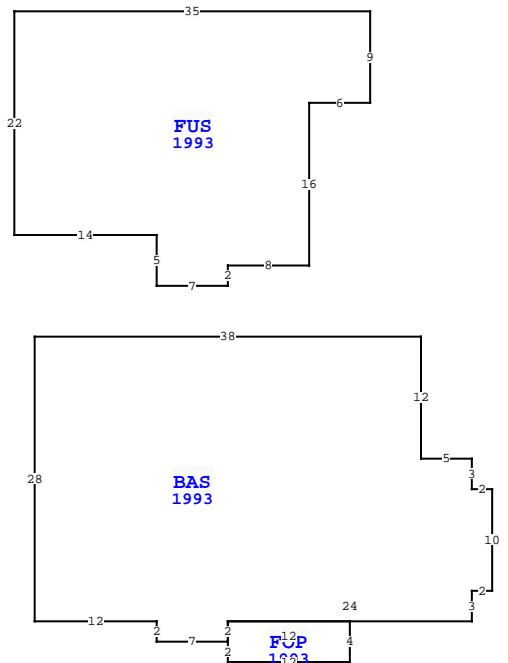


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	05	AVERAGE 90	
Exterior Wall	21	STONE 10	
Roof Structure	08	IRREGULAR 100	
Roof Cover	03	COMP SHNGL 100	
Interior Wall	05	DRYWALL 100	
Interior Floor	14	CARPET 80	
Interior Floor	11	CLAY TILE 20	
Air Condition	03	CENTRAL 100	
Heating Type	04	AIR DUCTED 100	
Bedrooms		3 100	
Bathrooms		2 100	
Frame	02	WOOD FRAME 100	
Stories	1.5	1.5 100	
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
BAS	1,178	100	1993
FOP	48	30	1993
FUS	751	100	1993
TOTALS	1,977		

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	1,943	119.4424	119.44	232,072	1984	1990		0	0	15.88	84.12
1 SINGLE FAM - 0% - 0 Heated Area: 1929 HX Base Yr												



NASSAU COUNTY PROPERTY		PAGE 1 of 1	8
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 8	Tax Dist:		
BUILDING MARKET VALUE			195,219
TOTAL MARKET OB/XF VALUE			2,455
TOTAL LAND VALUE - MARKET			130,000
TOTAL MARKET VALUE			327,674
SOH/AGL Deduction			40,530
ASSESSED VALUE			287,144
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			287,144
TOTAL JUST VALUE			327,674
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			318,587

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1981/0846	5/21/2015	WD	Q	I	01	200,000
GRANTOR: OGILVIE LARRY M						
GRANTEE: OGILVIE PAMELA J &						
1016/0836	10/29/2001	WD	Q	I		149,500
GRANTOR: CRUZ HENRY J & MICHEL						
GRANTEE: OGILVIE LARRY M						

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
1	0504	FP-ELECTRI	0	0	0	1.00	UT	2,000.00	2,000.00	100	1984	1984
2	0825	BRICK	0	0	39	3	SF	12.50	12.50	100	2002	2002

BLD DATE 01/27/2015 KK LGL DATE 04/11/2024 MLU
XF DATE
INC DATE

1896 CLINCH DR, FERNANDINA BEACH

BUILDING NOTES												

BUILDING DIMENSIONS												
BAS=[YR=1993] W5N12 W38S28E12S2E7 FOP=[YR=1993] S2E12N4W12S2S N2E24N3 E2N10W2N3S PTR= N35W10 FUS=[YR=1993] N9W35 S22 E14 S5E7N2E8 N16E6S10 S35S.												

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	0006	RSF	2100.00	104.00	100.00	FF		1.00	1.00	1.00	1,300.00	1,300.00	130,000								