LOT 4
IN OR 509 PG 924
ST PATRICKS COVE PB 3/26

PUGLIESE JOHN J & LOUISE A
2369 CLINCH DRIVE
FERNANDINA BEACH, FL 32034

2025

00-00-30-0660-0004-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	11	BD/BTN AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 90
Interior Wall	04	PLYWOOD 10
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
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

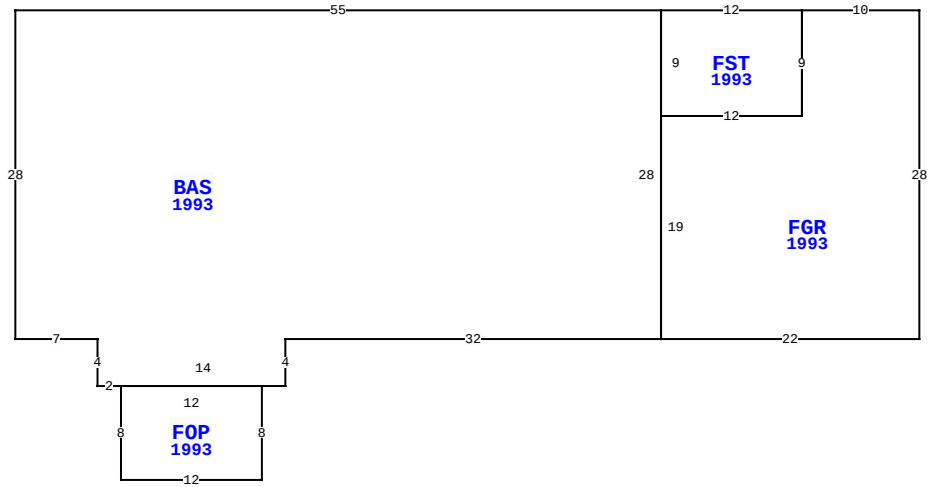
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	2019.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,604	100	1993	1,604	115,898
FGR	508	55	1993	279	20,159
FOP	96	30	1993	29	2,095
FST	108	55	1993	59	4,263
TOTALS	2,316			1,971	142,416

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,971	98.9800	98.98	195,090	1953	1970	0	0	0	27.00	73.00

1 SINGLE FAM – 100% - 0 Heated Area: 1604 HX Base Yr 1988



2369 CLINCH DR, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		142,416
TOTAL MARKET OB/XF VALUE		1,756
TOTAL LAND VALUE - MARKET		130,000
TOTAL MARKET VALUE		274,172
SOH/AGL Deduction		185,647
ASSESSED VALUE		88,525
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		37,803
TOTAL JUST VALUE		274,172
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		268,066

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B950319	REPAIR/RRF	2,400	04/01/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0509/0924	2/02/1987	WD	U	I		69,900
GRANTOR: DUCKETT LESTER JR						
GRANTEE: PUGLIESE JOHN & L A						
0270/0072	7/01/1978	WD	U	I		31,500
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=1993] W10 FST=[YR=1993] W12 BAS=[YR=1993] W55 S28 E7 S4 E2 FOP=[YR=1993] S8 E12 N8 W12 $ E14 N4 E32 N28 $ S9 E12 N9 $ S9 W12 S19 E22 N28 $.

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	0811	CONCRETE B	0	100	0	0	577.00	SF	5.20	5.20	100	1984	1984	3	41	1,230	
2	0810	CONCRETE A	0	100	0	0	66.00	SF	6.50	6.50	100	1960	1960	3	20	86	
3	1242	WD DECK A	0	100	0	0	220.00	SF	10.00	10.00	100	1984	1984	3	20	440	

LAND DESCRIPTION

TOTAL OB/XF 1,756

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		RSF-	2100.00	100.00	100.00	FF		1.00	1.00	1.00	1,300.00	1,300.00	130,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 130,000 Market: 0 Agricultural: 0 Common: 130,000 PRINTED 07/30/2025 BY SYS