

LOTS 11 & 12
IN OR 2055/1183
ST PATRICKS COVE PB 3/26

MAYNARD KRISTOPHER RYAN &/BENNETT SAMANTHA K
2257 CLINCH DRIVE
FERNANDINA BEACH, FL 32034

2025

00-00-30-0660-0011-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	02
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NEIGHBORHOOD/LOC	2019.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,354	100	2018	1,354	192,808
FGR	264	55	2024	145	20,648
FOP	60	30	2018	18	2,563
FOP	112	30	2018	34	4,842
FOP	112	30	2018	34	4,842
FUS	380	100	2018	380	54,112
STP	4	10	2018	0	0
STP	16	10	2018	2	285
STR	52	10	2018	5	712

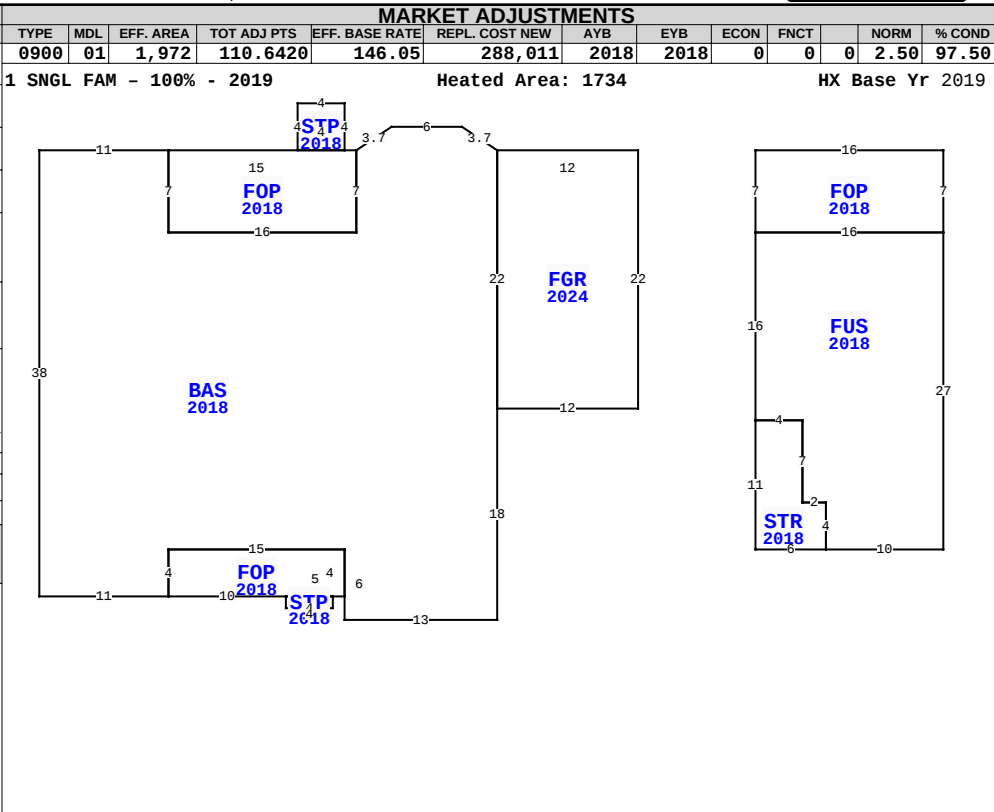
TOTALS	2,354			1,972	280,811
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EXTRA FEATURES

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	0810	CONCRETE A	0	100	0	0	392.00	SF	6.50	6.50	100	2018	2018	3	97	2,472	
2	0810	CONCRETE A	0	100	0	0	204.00	SF	6.50	6.50	100	2018	2018	3	97	1,286	
3	0810	CONCRETE A	0	100	0	0	186.00	SF	6.50	6.50	100	2022	2022	3	99	1,197	
4	0810	CONCRETE A	0	100	0	0	180.00	SF	6.50	6.50	100	2024	2023		100	1,170	

LAND DESCRIPTION

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	2100.00	275.00	100.00	FF		1.00	1.00	1.30	1,300.00	1,690.00	169,000							



2257 CLINCH DR, FERNANDINA BEACH	BLD DATE	LGL DATE	04/11/2024	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

TOTAL OB/XF																	6,125
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	0810	CONCRETE A	0	100	0	0	392.00	SF	6.50	6.50	100	2018	2018	3	97	2,472	
2	0810	CONCRETE A	0	100	0	0	204.00	SF	6.50	6.50	100	2018	2018	3	97	1,286	
3	0810	CONCRETE A	0	100	0	0	186.00	SF	6.50	6.50	100	2022	2022	3	99	1,197	
4	0810	CONCRETE A	0	100	0	0	180.00	SF	6.50	6.50	100	2024	2023		100	1,170	

NASSAU COUNTY PROPERTY

VALUATION SUMMARY				PAGE 1 of 1	8
VALUATION BY		STANDARD			
Tax Group: 8		Tax Dist:			
BUILDING MARKET VALUE				280,811	
TOTAL MARKET OB/XF VALUE				6,125	
TOTAL LAND VALUE - MARKET				169,000	
TOTAL MARKET VALUE				455,936	
SOH/AGL Deduction				189,129	
ASSESSED VALUE				266,807	
TOTAL EXEMPTION VALUE		HX HB		50,722	
BASE TAXABLE VALUE				216,085	
TOTAL JUST VALUE				455,936	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				442,410	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22005124	GARAGE	15,808	04/04/2022
B1709679	NEW CONSTR	202,682	11/01/2017

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22005124	GARAGE	15,808	04/04/2022
B1709679	NEW CONSTR	202,682	11/01/2017

BUILDING NOTES
BUILDING DIMENSIONS
BAS=[YR=2018;ORIG=0,0] U2L3 W6 D2L3 S7 W16 N7 W11 S38 E11 N4 E15 S6 E13 N18 N22 \$
FUS=[YR=2018;ORIG=38,7] S27 W10 N4 W2 N7 W4 N16 E16 \$
FOP=[YR=2018;ORIG=-12,0] W1 W15 S7 E16 N7 \$
FOP=[YR=2018;ORIG=22,0] E16 S7 W16 N7 \$
FOP=[YR=2018;ORIG=-28,38] E10 E5 N4 W15 S4 \$
STR=[YR=2018;ORIG=28,34] W6 N11 E4 S7 E2 S4 \$
STP=[YR=2018;ORIG=-13,0] N4 W4 S4 E4 \$
STP=[YR=2018;ORIG=-18,38] S1 E4 N1 W4 \$
PTR=[ORIG=0,0] E15 W15 \$
FGR=[YR=2024;ORIG=0,0] E12 S22 W12 N22 \$