LOT 15
ST PATRICKS COVE PB 3/26

SPENCE JACOB
2121 CLINCH DR
FERNANDINA BEACH, FL 32034

2025

00-00-30-0660-0015-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

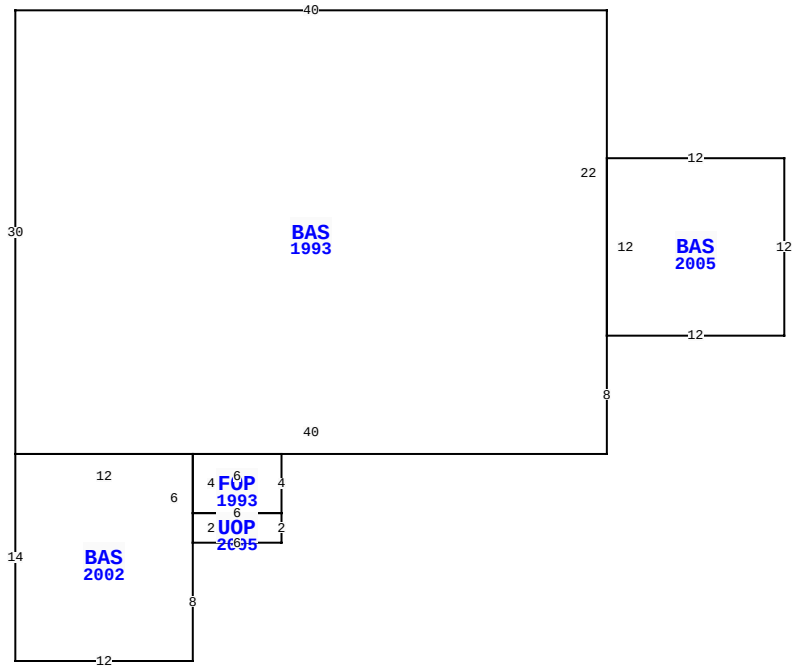
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	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	1,200	100	1993	1,200	167,739
BAS	168	100	2002	168	23,483
BAS	144	100	2005	144	20,128
FOP	24	30	1993	7	978
UOP	12	20	2005	2	280
TOTALS	1,548			1,521	212,609

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,521	116.6880	154.03	234,280	1953	2005	0	0	0	9.25	90.75

1 SNGL FAM – 0% - 2025 Heated Area: 1512 HX Base Yr



2121 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	212,609
TOTAL MARKET OB/XF VALUE	2,088
TOTAL LAND VALUE - MARKET	130,000
TOTAL MARKET VALUE	344,697
SOH/AGL Deduction	0
ASSESSED VALUE	344,697
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	344,697
TOTAL JUST VALUE	344,697
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	335,083

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B9704497	ADDITION	8,000	12/01/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2756/1980	12/18/2024	WD	U	I	16	200,000
GRANTOR: ROBINSON CHRISTOPHER						
GRANTEE: SPENCE JACOB						
2756/1978	12/18/2024	WD	U	I	16	200,000
GRANTOR: ROBISON FREDERICK BRY						
GRANTEE: SPENCE JACOB						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W40 S30 BAS=[YR=2002] S14 E12 N8 UOP=[YR=2005] E6 N2 FOP=[YR=1993] N4 W6 S4 E6$ W6 S2$ N6 W12$ E40 N8 BAS=[YR=2005] E12 N12 W12 S12 $ N22$.

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	0810	CONCRETE A	0	0	13	7	91.00	SF	6.50	6.50	100	1953	1953	3	20	118	
2	0940	SHEDS/PORT	0	0	12	10	120.00	SF	30.00	30.00	100	1953	1953	3	20	720	
3	0940	SHEDS/PORT	0	0	10	10	100.00	SF	30.00	30.00	100	1953	1953	3	20	600	
4	1242	WD DECK A	0	0	13	13	169.00	SF	10.00	10.00	100	2002	2002	3	20	338	
5	1242	WD DECK A	0	0	13	12	156.00	SF	10.00	10.00	100	1993	1993	3	20	312	

LAND DESCRIPTION

TOTAL OB/XF 2,088

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

REVIEW DATE 05/18/2020 BY DJA Total Acres: 0.00 Total Land Value: 130,000 Market: 0 Agricultural: 0 Common: 130,000 PRINTED 07/30/2025 BY SYS