PT OF LOT 1 (S-3 & S-4)
OR 290/95 & 291/122 & 308/79
CASHEN LOT 20 PB 3/38

COLLIER JACK C
1737 CLINCH DRIVE
FERNANDINA BEACH, FL 32034

2025

00-00-30-0700-0001-0030

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

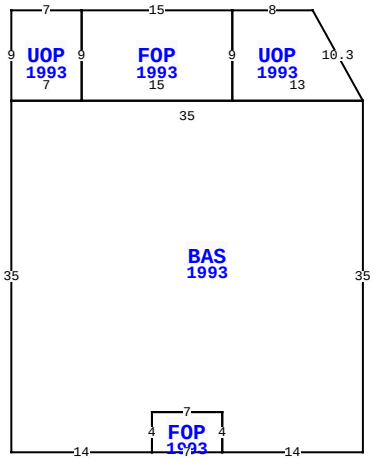
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	07	CORK/VTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	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	

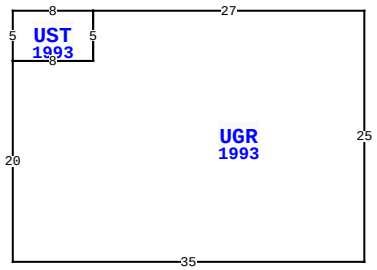
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,197	100	1993	1,197	104,489
FOP	28	30	1993	8	698
FOP	135	30	1993	40	3,492
UGR	835	45	1993	376	32,822
UOP	63	20	1993	13	1,135
UOP	95	20	1993	19	1,659
UST	40	45	1993	18	1,571
TOTALS	2,393			1,671	145,866

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,671	103.0000	103.00	172,113	1992	1992	0	0	0	15.25	84.75

1 SINGLE FAM – 100% - 0 Heated Area: 1197 HX Base Yr 1981





1737 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		145,866
TOTAL MARKET OB/XF VALUE		5,954
TOTAL LAND VALUE - MARKET		114,400
TOTAL MARKET VALUE		266,220
SOH/AGL Deduction		153,124
ASSESSED VALUE		113,096
TOTAL EXEMPTION VALUE	HX HB DX SL	113,096
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		266,220
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		259,335

PERMIT NUM	DESCRIPTION	AMT	ISSUED
8182	REPAIR/RRF	300	06/18/1992
7692	ADDITION	42,000	11/19/1991

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0291/0122	5/01/1979	QC	U	V		100

GRANTOR:

GRANTEE:

BUILDING NOTES

BUILDING DIMENSIONS

UOP=[YR=1993] U9 L5 W8FOP=[YR=1993] W15 UOP=[YR=1993] W7S9 BAS=[YR=1993] S35 E14 FOP=[YR=1993] E7 N4 W7 S4$ N4 E7 S4 E14 N35 W35$ E7 N9$ S9 E15 N9$ S9 E13$ PTR=E20 UST=[YR=1993] E8 UGR=[YR=1993] E27 S25 W35N20 E8 N5$ S5 W8 N5$ W20$.

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	0510	GARAGE WD-	0	100	38	19	822.00	SF	35.00	35.00	100	1963	1963	3	20	5,754	
2	1242	WD DECK A	0	100	0	0	100.00	SF	10.00	10.00	100	1992	1992	3	20	200	

LAND DESCRIPTION

TOTAL OB/XF 5,954

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-2	88.00	265.00	88.00	FF		1.00	1.00	1.00	1,300.00	1,300.00	114,400							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 114,400 Market: 0 Agricultural: 0 Common: 114,400 PRINTED 07/30/2025 BY SYS