LOT 4
CASHEN LOT 20 PB 3/38

INTACT CONSTRUCTION MANAGEMENT GROUP LLC
37242 LEE ST
HILLIARD, FL 32046

2025

00-00-30-0700-0004-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

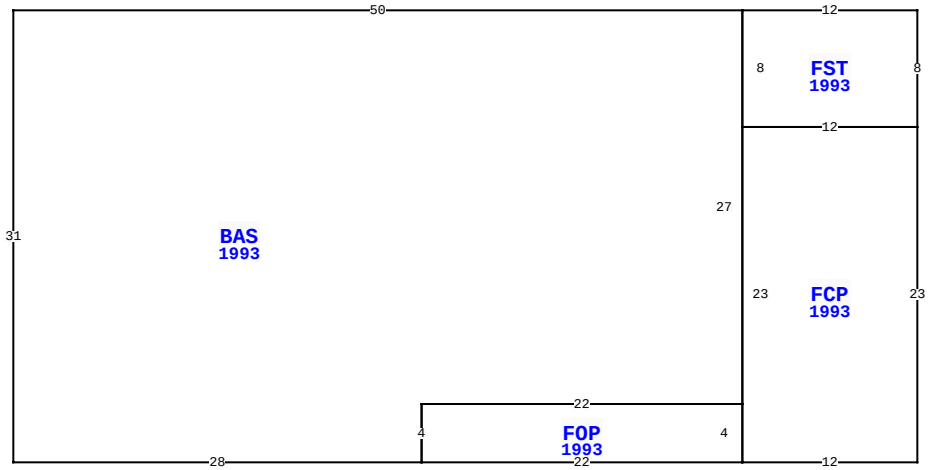
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	03	MASONRY 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	1,462	100	1993	1,462	113,412
FCP	276	25	1993	69	5,352
FOP	88	30	1993	26	2,017
FST	96	55	1993	53	4,111
TOTALS	1,922			1,610	124,893

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,610	131.4780	131.48	211,683	1962	1962	0	0	0	41.00	59.00

1 SINGLE FAM – 100% - 2013 Heated Area: 1462 HX Base Yr 2013



1825 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		124,893
TOTAL MARKET OB/XF VALUE		9,284
TOTAL LAND VALUE - MARKET		156,000
TOTAL MARKET VALUE		290,177
SOH/AGL Deduction		157,579
ASSESSED VALUE		132,598
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		81,876
TOTAL JUST VALUE		290,177
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		285,289

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B250005387	R/R RES	26,000	05/19/2025
0451	GARAGE	9,792	08/01/1993
6911	CHNGE SRVC	0	08/21/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2785/1497	5/06/2025	WD	Q	I	01	360,000
GRANTOR: POWELL DEBORAH J						
GRANTEE: INTACT CONSTRUCTION						
1820/1503	10/19/2012	WD	U	I	40	114,000
GRANTOR: COATS ELAINE SMITH &						
GRANTEE: POWELL ALLEN T JR &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W50 S31 E28 FOP=[YR=1993] E22 FCP=[YR=1993] E12 N23 FST=[YR=1993] N8 W12 S8E12$ W12S23$ N4 W22S4$ N4 E22 N27$.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1962	1962	3	23	805	
2	0510	GARAGE WD-	0	100	24	24	576.00	SF	35.00	35.00	100	1993	1993	3	20	4,032	
3	0810	CONCRETE A	0	100	0	0	734.00	SF	6.50	6.50	100	1990	1990	3	57	2,719	
4	0681	POLE SHED	0	100	28	16	448.00	SF	15.00	15.00	100	1995	1995	3	20	1,344	
5	0940	SHEDS/PORT	0	100	8	8	64.00	SF	30.00	30.00	100	2000	2000	3	20	384	

LAND DESCRIPTION

TOTAL OB/XF 9,284

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	200.00	100.00	FF		1.00	1.00	1.20	1,300.00	1,560.00	156,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 156,000 Market: 0 Agricultural: 0 Common: 156,000 PRINTED 07/30/2025 BY SYS