PT LOT 1 SEC 30-3N-28E
IN OR 1947/1404
CASHEN GRANT PBK 0/59 &

MCKEE TIMOTHY A
1619 CLINCH DRIVE
FERNANDINA BEACH, FL 32034

2025

00-00-30-0800-0001-0010

BUILDING CHARACTERISTICS

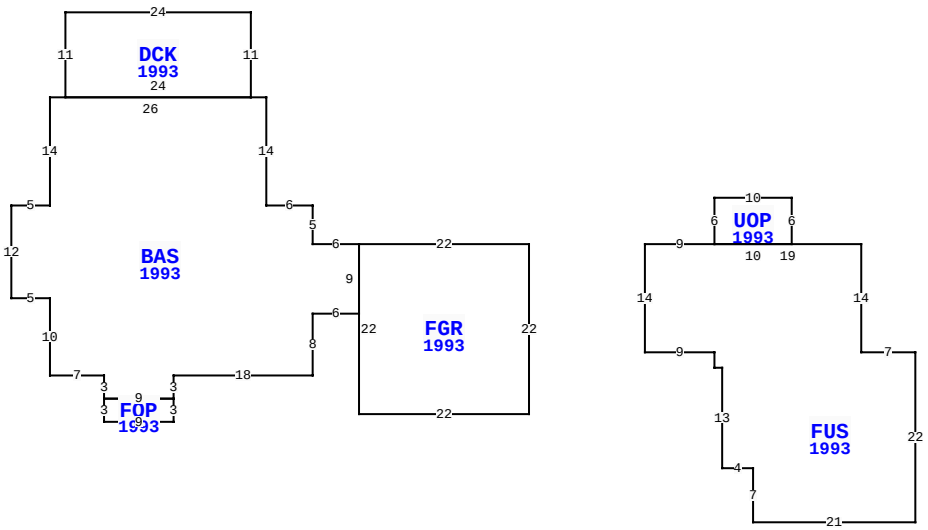
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	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
NEIGHBORHOOD/LOC	2019.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,281	100	1993	1,281	118,355
DCK	264	10	1993	26	2,402
FGR	484	55	1993	266	24,576
FOP	27	30	1993	8	739
FUS	916	100	1993	916	84,631
UOP	60	20	1993	12	1,109
TOTALS	3,032			2,509	231,812

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,509	109.3440	109.34	274,334	1993	1993	0	0	0	15.50	84.50

2 SINGLE FAM – 100% - 2022 Heated Area: 2197 HX Base Yr 2022



1619 CLINCH DR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/05/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		231,812
TOTAL MARKET OB/XF VALUE		3,574
TOTAL LAND VALUE - MARKET		318,460
TOTAL MARKET VALUE		553,846
SOH/AGL Deduction		22,131
ASSESSED VALUE		531,715
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		480,993
TOTAL JUST VALUE		553,846
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		516,730

PERMIT NUM	DESCRIPTION	AMT	ISSUED
7265	REPAIR/RRF	1,800	05/28/1991

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1947/1404	10/31/2014	PR	U	I	19	100
GRANTOR: GRANGER PEG M P/R						
GRANTEE: MCKEE TIMOTHY A						
0639/0494	10/22/1991	WD	Q	V	01	100
GRANTOR: MCKEE LOUIS & M A						
GRANTEE: MCKEE TIMOTHY A						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=1993] W22 BAS=[YR=1993] W6 N5 W6 N14 W2 DCK=[YR=1993] N11 W24 S11 E24 $ W26 S14 W5 S12 E5 S10 E7 S3 FOP=[YR=1993] S3 E9 N3 W9$ E9 N3 E18 N8 E6 N9$ S22E22 N22$ PTR=E15 FUS=[YR=1993] E9 UOP=[YR=1993] N6E10 S6 W10$ E19 S14 E7 S22 W21N7 W4 N13 W1 N2 W9 N14$ W15$.

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	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1993	1993	3	72	1,440	
2	0810	CONCRETE A	0	100	20	18	360.00	SF	6.50	6.50	100	1993	1993	3	64	1,498	
3	0810	CONCRETE A	0	100	0	0	153.00	SF	6.50	6.50	100	1993	1993	3	64	636	

LAND DESCRIPTION

TOTAL OB/XF 3,574

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	0.00	0.00	0.54	AC		1.00	1.00	1.00	140,000.00	140,000.00	75,460							
2	000116	C	RES MARSH	100		RSF-2	0.00	0.00	162.00	FF		1.00	1.00	1.00	1,500.00	1,500.00	243,000							

REVIEW DATE 02/10/2021 BY RK Total Acres: 0.54 Total Land Value: 318,460 Market: 0 Agricultural: 0 Common: 318,460 PRINTED 07/30/2025 BY SYS