PT OF N1/2 OF LOT 1
IN OR 2513/1224
SUB OF SEC 30 PB 1/5

ALLEN CHRISTOPHER KEVIN
PO BOX 939
FERNANDINA BEACH, FL 32034

2025

00-00-30-0800-0001-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1.5 100
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

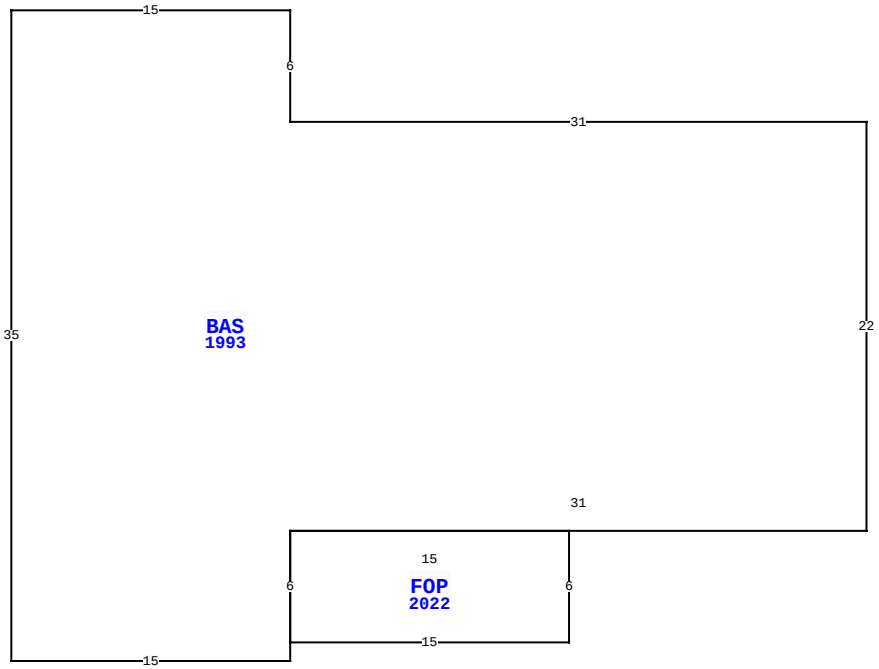
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 02
NEIGHBORHOOD/LOC 2019.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,207	100	1993	1,207	77,969
FOP	90	30	2022	27	1,744
TOTALS	1,297			1,234	79,713

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,234	99.0000	99.00	122,166	1959	1959	0	0	0	34.75	65.25

1 SINGLE FAM – 100% - 2022 Heated Area: 1207 HX Base Yr 2022



1627 CLINCH DR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/11/2024 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		115,460
TOTAL MARKET OB/XF VALUE		2,692
TOTAL LAND VALUE - MARKET		117,000
TOTAL MARKET VALUE		235,152
SOH/AGL Deduction		4,671
ASSESSED VALUE		230,481
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		179,759
TOTAL JUST VALUE		235,152
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		229,942

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21015208	NEW CONSTR	75,448	11/03/2021
M961784	H/AC	0	08/01/1996
E941250	CHNGE SRVC	200	09/01/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2513/1224	10/26/2021	QC	U	I	11	38,500
GRANTOR: ALLEN JEANNETTE M						
GRANTEE: ALLEN CHRISTOPHER K						
2501/0085	9/17/2021	FJ	U	I	11	0
GRANTOR: ALLEN NORMAN L EST						
GRANTEE: ALLEN JEANETTE M						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W31 N6 W15 S35 E15 N1 FOP=[YR=2022] E15 N6 W15 S6 $ N6 E31 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	100	3	32	96.00	SF	6.50	6.50	100	1960	1960	3	20	125	
2	0810	CONCRETE A	0	100	4	4	16.00	SF	6.50	6.50	100	1980	1980	3	30	31	
3	0351	CARPORT MT	0	100	17	10	170.00	SF	5.90	5.90	100	2007	2007	3	27	271	
4	0810	CONCRETE A	0	100	0	0	352.00	SF	6.50	6.50	100	2022	2022	3	99	2,265	

LAND DESCRIPTION

TOTAL OB/XF 2,692

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	90.00	175.00	90.00	FF		1.00	1.00	1.00	1,300.00	1,300.00	117,000							

REVIEW DATE 07/21/2022 BY DJ Total Acres: 0.00 Total Land Value: 117,000 Market: 0 Agricultural: 0 Common: 117,000 PRINTED 07/30/2025 BY SYS

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2025

00-00-30-0800-0001-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

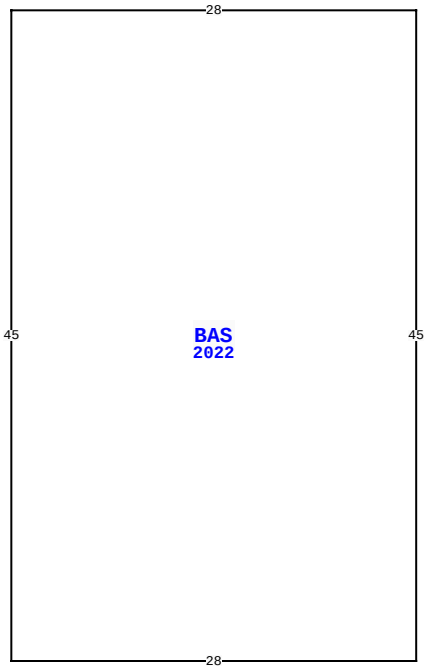
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	0	0 100
Units		0 100
Quality	04	Quality Level 04
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	1,260	100	2022	1,260	35,747
TOTALS	1,260			1,260	35,747

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	11	1,260	78.2496	28.95	36,477	2022	2022	0	0	0	2.00	98.00

2 GARAGE RES – 100% - 2022 Heated Area: 1260 HX Base Yr 2022



1627 CLINCH DR, FERNANDINA BEACH

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2501/0085	9/17/2021	FJ	U	I	11	0
GRANTOR: ALLEN NORMAN L EST						
GRANTEE: ALLEN JEANETTE M						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W28 S45 E28 N45$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 07/21/2022 BY DJ Total Acres: 0.00 Total Land Value: 117,000 Market: 0 Agricultural: 0 Common: 117,000 PRINTED 07/30/2025 BY SYS