

GORHAM JOHN S & CONNIE R
1655 CLINCH DR
FERNANDINA BEACH, FL 32034

2025



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										
ELEMENT										CONSTRUCTION										VALUATION SUMMARY										
Exterior Wall										19	COMMON BRK 100										TYPE									
Roof Structur										03	GABLE/HIP 100										MDL									
Roof Cover										03	COMP SHNGL 100										EFF. AREA									
Interior Wall										05	DRYWALL 100										TOT ADJ PTS									
Interior Floo										08	SHT VINYL 50										EFF. BASE RATE									
Interior Floo										14	CARPET 50										REPL. COST NEW									
Air Condition										03	CENTRAL 100										AYB									
Heating Type										04	AIR DUCTED 100										EYB									
Bedrooms										3 100										ECON										
Bathrooms										2 100										FNCT										
Frame										03	MASONRY 100										NORM									
Stories										1. 1. 100										% COND										
Units										0 100																				
BUD8 Adjustme										05	DIST 1A 100																			
Occupancy										00	NONE 100																			
Quality										04	Quality Level 04																			
DOR CODE										0100SINGLE FAMILY																				
MAP NUM																				MKT AREA										
NEIGHBORHOOD/LOC										2019.00										02										
AREA TYPE										TOTAL GROSS AREA										PCT OF BASE										
YEAR										TOT ADJ AREA										SUBAREA MARKET VALUE										
BAS										2,025										100										
BAS										72										100										
FOP										150										30										
SFB										440										80										
UCP										500										20										
TOTALS										3,187																				
EXTRA FEATURES										1655 CLINCH DR, FERNANDINA BEACH																				
L N										OB/IF CODE										DESCRIPTION										
BLD										CAP										L										
W										UNITS										UT										
Adj R										ADJ UNIT PRICE										ORIG COND										
YEAR ON										YEAR ACTUAL										Q										
% COND										OB/IF MKT VALUE										NOTES										
1 0810										CONCRETE A										0 100										
2 0100										BAR-B-Q										0 100										
3 0500										FP-PRE FAB										0 100										
4 0845										KOOL DECK										0 100										
5 0855										CONC PAVER										0 100										
6 0825										BRICK										0 100										
7 1076										TRELLIS A										0 100										
8 0940										SHEDS/PORT										0 100										
LAND DESCRIPTION										TOTAL OB/IF										7,254										
L N										USE CODE										CLS										
LAND USE DESCRIPTION										CAP										R D										
LOC ZONE										FRONT										DEPTH										
TOT LND UTS										UNIT TYPE										D T										
DPHT 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										0006										RSF-2										
0.00										0.00										0.88										
AC																				1.00										
1.00										1.00										1.00										
140,000.00										140,000.00										123,200										
REVIEW DATE										05/18/2020										BY										
DJA										Total Acres: 0.88										Total Land Value: 123,200										
Market: 0										Agricultural: 0										Common: 123,200										
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