PT LOT 1 & PT JOHN BACHELOT
GRANT SEC 24-3N-28E IN
OR 2010/304, OR 2046/646

GRANGER DAVID A & PEG K MCKEE
PO BOX 75
FERNANDINA BEACH, FL 32035

2025

00-00-30-0800-0001-0050

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

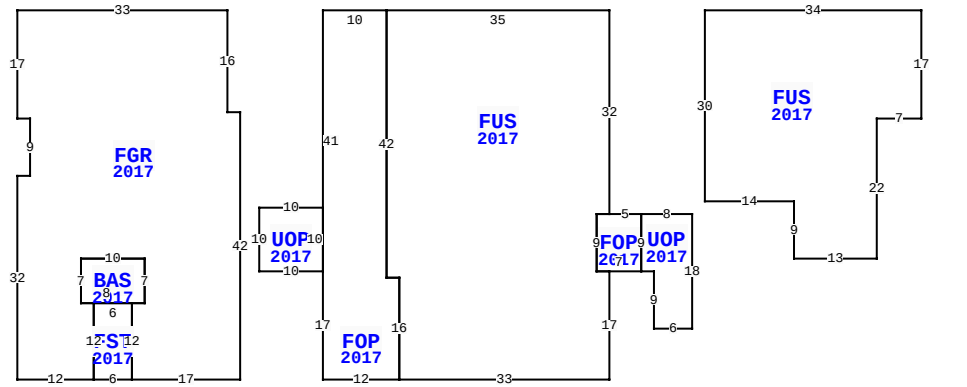
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		4.5 100
Frame	03	MASONRY 100
Stories	2.5	2.5 100
Units		0 100
Occupancy	00	NONE 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	70	100	2017	70	9,888
FGR	1,838	55	2017	1,011	142,815
FOP	63	30	2017	19	2,684
FOP	612	30	2017	184	25,992
FST	72	55	2017	40	5,650
FUS	1,046	100	2017	1,046	147,759
FUS	1,980	100	2017	1,980	279,697
UOP	100	20	2017	20	2,826
UOP	126	20	2017	25	3,532
TOTALS	5,907			4,395	620,843

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	4,395	110.3256	145.63	640,044	2017	2017	0	0	0	3.00	97.00

1 SNGL FAM – 100% - 2018 Heated Area: 3096 HX Base Yr 2018



1611 CLINCH DR, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		620,843
TOTAL MARKET OB/XF VALUE		1,940
TOTAL LAND VALUE - MARKET		670,600
TOTAL MARKET VALUE		1,293,383
SOH/AGL Deduction		389,816
ASSESSED VALUE		903,567
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		852,845
TOTAL JUST VALUE		1,293,383
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,024,021

PERMIT NUM	DESCRIPTION	AMT	ISSUED
AP155073	CO ISSUED	0	01/20/2017
B1531404	NEW CONSTR	0	11/10/2015
B1531404	NEW CONSTR	0	11/10/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2046/0646	5/10/2016	WD	U	V	11	100
GRANTOR: HOPE TIMOTHY A & JOY						
GRANTEE: GRANGER DAVID A & P						
2010/0304	10/09/2015	WD	U	V	11	100
GRANTOR: MCKEE LOUIS L JR & TI						
GRANTEE: GRANGER DAVID A & P						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=2017] W33 S17 E2 S9 W2 S32 E12 FST=[YR=2017] E6 N12 BAS=[YR=2017] E2 N7 W10 S7 E8$ W6 S12$ N12 W2 N7 E10 S7 W2 S12 E17 N42 W2 N16$ PTR=E15 FOP=[YR=2017] E10 FUS=[YR=2017] E35 S32 FOP=[YR=2017] E5 UOP=[YR=2017] E8 S18 W6 N9 W2 N9$ S9 W7 N9 E2$ W2 S9 E2 S17 W33 N16 W2 N42$ S42 E2 S16 W12 N17 UOP=[YR=2017] W10 N10 E10 S10$ N41$ W15$ PTR=E75 FUS=[YR=2017] E34 S17 W7 S22 W13 N9 W14 N30$ W75$.

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	2017	2017	3	97	1,940	

LAND DESCRIPTION

TOTAL OB/XF 1,940

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	4.79	AC		1.00	1.00	1.00	140,000.00	140,000.00	670,600							

REVIEW DATE 08/01/2022 BY KBA Total Acres: 4.79 Total Land Value: 670,600 Market: 0 Agricultural: 0 Common: 670,600 PRINTED 07/30/2025 BY SYS