PT OF S1/2 OF LOT 1
IN OR 2320/1547 & OR 2382/560
(EX PT IN OR 611/550 &

MURPHY DONALD L JR & CYNTHIA L
1641 CINCH DRIVE
FERNANDINA BEACH, FL 32034

2025

00-00-30-0800-0001-0070

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

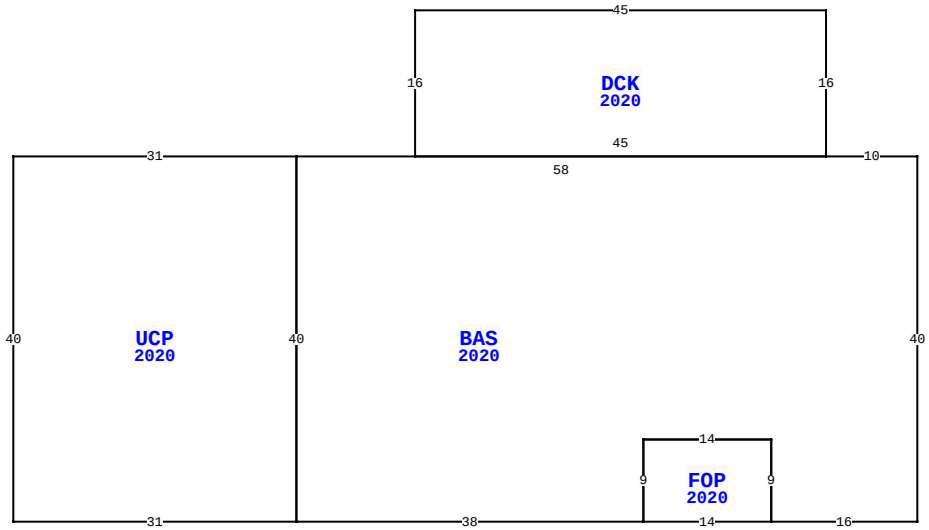
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 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	2,594	100	2020	2,594	237,777
DCK	720	10	2020	72	6,600
FOP	126	30	2020	38	3,483
UCP	1,240	20	2020	248	22,733
TOTALS	4,680			2,952	270,592

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0200	01	2,952	103.4000	93.06	274,713	2020	2020	0	0	0	1.50	98.50

1 SFR MODULR – 100% - 2021 Heated Area: 2594 HX Base Yr 2021



1641 CLINCH DR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		270,592
TOTAL MARKET OB/XF VALUE		28,651
TOTAL LAND VALUE - MARKET		381,300
TOTAL MARKET VALUE		680,543
SOH/AGL Deduction		225,168
ASSESSED VALUE		455,375
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		404,653
TOTAL JUST VALUE		680,543
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		651,698

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20008566	CO ISSUED	0	09/17/2020
20004569	MODULAR	385,000	05/28/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2382/0560	8/04/2020	QC	U	V	11	500
GRANTOR: LEE LYNDA H ETAL						
GRANTEE: MURPHY DONALD L JR						
2320/1547	11/21/2019	SW	Q	V	01	250,000
GRANTOR: GREEN HENRY B JR TRUS						
GRANTEE: MURPHY DONALD L JR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] W10 DCK=[YR=2020] N16 W45 S16 E45 $ W58
UCP=[YR=2020] W31 S40 E31 N40 $ S40 E38 FOP=[YR=2020] E14 N9 W14 S9 $ N9 E14 S9 E16 N40 $.

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	0855	CONC PAVER	0	100	0	0	2,894.00	SF	10.00	10.00	100	2021	2021	3	99	28,651	

LAND DESCRIPTION

TOTAL OB/XF 28,651

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	000116	C	RES MARSH	100		RSF-2	0.00	0.00	127.10	FF		1.00	1.00	1.00	3,000.00	3,000.00	381,300							

REVIEW DATE 03/17/2021 BY RK Total Acres: 0.00 Total Land Value: 381,300 Market: 0 Agricultural: 0 Common: 381,300 PRINTED 07/30/2025 BY SYS