PT OF S1/2 OF LOT 1
IN OR 1964/1173
SUB OF SEC 30 PBK 1/5

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

2025

00-00-30-0800-0001-0090

BUILDING CHARACTERISTICS

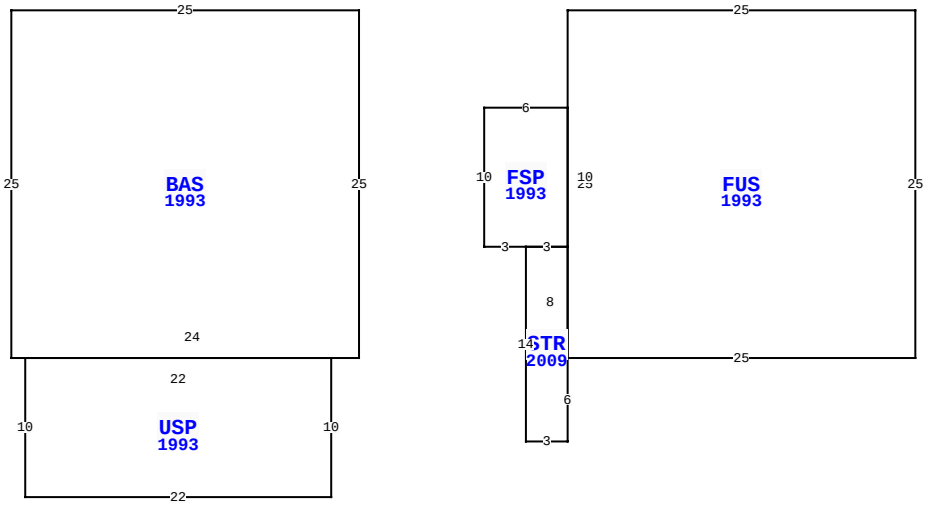
ELEMENT	CD	CONSTRUCTION
Exterior Wall	06	BD/BATTEN 50
Exterior Wall	15	CONC BLOCK 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	03	MASONRY 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	625	100	1993	625	82,051
FSP	60	40	1993	24	3,151
FUS	625	100	1993	625	82,051
STR	42	10	2009	4	525
USP	220	30	1993	66	8,664
TOTALS	1,572			1,344	176,442

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2700	01	1,344	108.9920	143.87	193,361	1973	2010	0	0	0	8.75	91.25

1 DUPLEX – 0% - 0 Heated Area: 1250 HX Base Yr



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

1657 CLINCH DR, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	176,442
TOTAL MARKET OB/XF VALUE	7,730
TOTAL LAND VALUE - MARKET	130,200
TOTAL MARKET VALUE	314,372
SOH/AGL Deduction	81,059
ASSESSED VALUE	233,313
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	233,313
TOTAL JUST VALUE	314,372
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	260,185

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1964/1173	2/25/2015	WD	Q	I	01	85,000
GRANTOR: HOVEN DAVID F &						
GRANTEE: GORHAM CONNIE R & J						
1680/0701	5/28/2010	WD	U	I	11	100
GRANTOR: FLIGHTNER SHERRI O'CO						
GRANTEE: HOVEN DAVID F & KAR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993;ORIG=0,0] W25 S25 E1 E24 N25 $
FUS=[YR=1993;ORIG=15,0] E25 S25 W25 N25 $
USP=[YR=1993;ORIG=-24,25] S10 E22 N10 W22 $
FSP=[YR=1993;ORIG=12,17] W3 N10 E6 S10 W3 $
STR=[YR=2009;ORIG=15,25] S6 W3 N14 E3 S8 $
PTR=[ORIG=0,0] E15 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	0350	CARPORT WD	0	0	0	0	664.00	SF	13.00	13.00	100	2011	2011	3	45	3,884	
2	0462	ST/AL FNC	1	0	0	0	312.00	SF	10.00	10.00	100	2023	2022		95	2,964	
3	0463	FENCE GATE	1	0	0	0	3.00	UT	300.00	300.00	100	2023	2022		98	882	

LAND DESCRIPTION

TOTAL OB/XF 7,730

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	0	0006	RSF-2	0.00	0.00	0.93	AC		1.00	1.00	1.00	140,000.00	140,000.00	130,200							

REVIEW DATE 06/26/2023 BY TW Total Acres: 0.93 Total Land Value: 130,200 Market: 0 Agricultural: 0 Common: 130,200 PRINTED 07/30/2025 BY SYS