PT OF N1/2 OF LOT 2
IN OR 2498/446 (S-2 & S-8)
SUB OF SEC 30 PB 1/5

WORKS ELIZABETH A
1626 CLINCH DRIVE
FERNANDINA BEACH, FL 32034

2025

00-00-30-0800-0002-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	05	DIST 1A 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

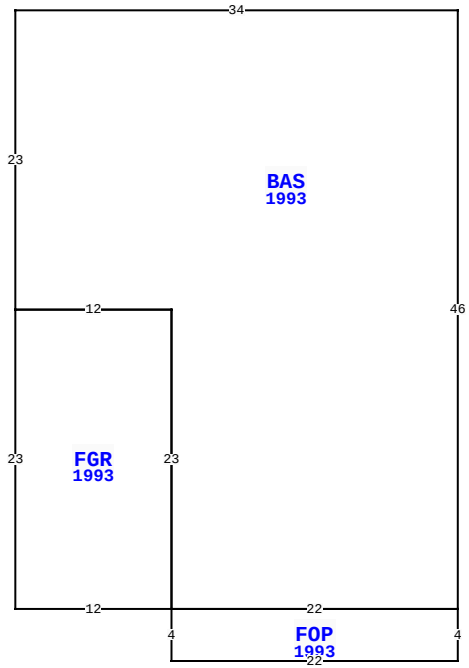
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	2019.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,288	100	1993	1,288	190,611
FGR	276	55	1993	152	22,495
FOP	88	30	1993	26	3,848
TOTALS	1,652			1,466	216,953

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,466	135.4815	178.84	262,179	1979	1984	0	0	0	17.25	82.75

1 SNGL FAM – 100% - 2022 Heated Area: 1288 HX Base Yr 2022



1626 CLINCH DR, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		216,953
TOTAL MARKET OB/XF VALUE		3,256
TOTAL LAND VALUE - MARKET		97,500
TOTAL MARKET VALUE		317,709
SOH/AGL Deduction		22,608
ASSESSED VALUE		295,101
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		244,379
TOTAL JUST VALUE		317,709
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		306,897

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20215468	REPAIR/RRF	0	05/01/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2498/0446	9/20/2021	WD	Q	I	01	352,000
GRANTOR: THRIFT LUKE						
GRANTEE: WORKS ELIZABETH A						
2269/1035	4/22/2019	CT	U	I	18	141,300
GRANTOR: CLERK OF COURT						
GRANTEE: THRIFT LUKE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W34 S23 FGR=[YR=1993] S23 E12 FOP=[YR=1993] S4 E22 N4 W22 $ N23 W12 $ E12 S23 E22 N46 $.

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	0811	CONCRETE B	0	100	0	0	610.00	SF	5.20	5.20	100	1980	1980	3	30	952	
2	0940	SHEDS/PORT	0	100	12	24	288.00	SF	30.00	30.00	100	1998	1998	3	20	1,728	
3	0940	SHEDS/PORT	0	100	8	12	96.00	SF	30.00	30.00	100	1995	1995	3	20	576	

LAND DESCRIPTION

TOTAL OB/XF 3,256

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	75.00	268.00	75.00	FF		1.00	1.00	1.00	1,300.00	1,300.00	97,500							

REVIEW DATE 01/05/2022 BY RK Total Acres: 0.00 Total Land Value: 97,500 Market: 0 Agricultural: 0 Common: 97,500 PRINTED 07/30/2025 BY SYS