PT OF S1/2 OF LOT 2
IN OR 2093/1263
SUB OF SEC 30 PB 1/5

KEELING MARGARET THERESA
1636 CLINCH DR
FERNANDINA BEACH, FL 32034

2025

00-00-30-0800-0002-0050

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

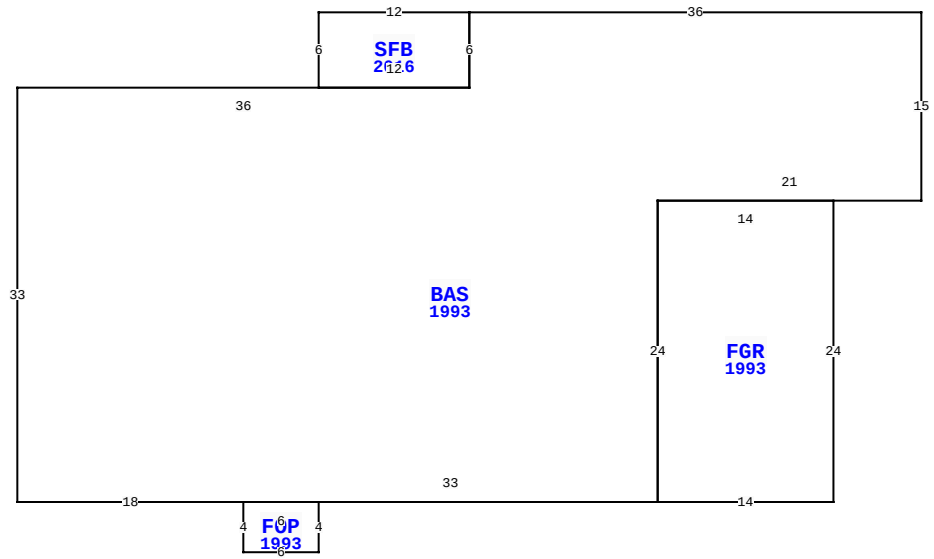
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	05	DIST 1A 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	2,088	100	1993	2,088	179,902
FGR	336	55	1993	185	15,940
FOP	24	30	1993	7	603
SFB	72	80	2016	58	4,998
TOTALS	2,520			2,338	201,442

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,338	107.7020	107.70	251,803	1964	1984	0	0	0	20.00	80.00

1 SINGLE FAM – 100% - 2018 Heated Area: 2146 HX Base Yr 2018



1636 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		201,442
TOTAL MARKET OB/XF VALUE		3,625
TOTAL LAND VALUE - MARKET		130,000
TOTAL MARKET VALUE		335,067
SOH/AGL Deduction		147,240
ASSESSED VALUE		187,827
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		137,105
TOTAL JUST VALUE		335,067
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		326,359

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1632884	REMODEL	3,000	08/01/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2093/1263	1/06/2017	WD	Q	I	01	218,000
GRANTOR: BUSER STEVE & WENDY						
GRANTEE: KEELING MARGARET TH						
2061/1823	7/13/2016	SW	U	I	12	106,500
GRANTOR: BANK OF NEW YORK MELL						
GRANTEE: BUSER STEVE & WENDY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W36 SFB=[YR=2016] W12 S6 E12 N6$ S6 W36 S33 E18 FOP=[YR=1993] S4 E6 N4 W6$ E33 FGR=[YR=1993] E14 N24 W14 S24$ N24 E21 N15$.

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	0812	CONCRETE C	0	100	0	0	1,590.00	SF	4.00	4.00	100	1990	1990	3	57	3,625	

LAND DESCRIPTION

TOTAL OB/XF 3,625

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	0006	RSF-2	100.00	150.00	100.00	FF		1.00	1.00	1.00	1,300.00	1,300.00	130,000							

REVIEW DATE 08/01/2022 BY KBA Total Acres: 0.00 Total Land Value: 130,000 Market: 0 Agricultural: 0 Common: 130,000 PRINTED 07/30/2025 BY SYS