PT OF N1/2 OF LOT 2
IN OR 2373/1191
SUB OF SEC 30 PB 1/5

BLAND REID & KRISTY M
1618 CLINCH DR
FERNANDINA BEACH, FL 32034

2025

00-00-30-0800-0002-0070

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

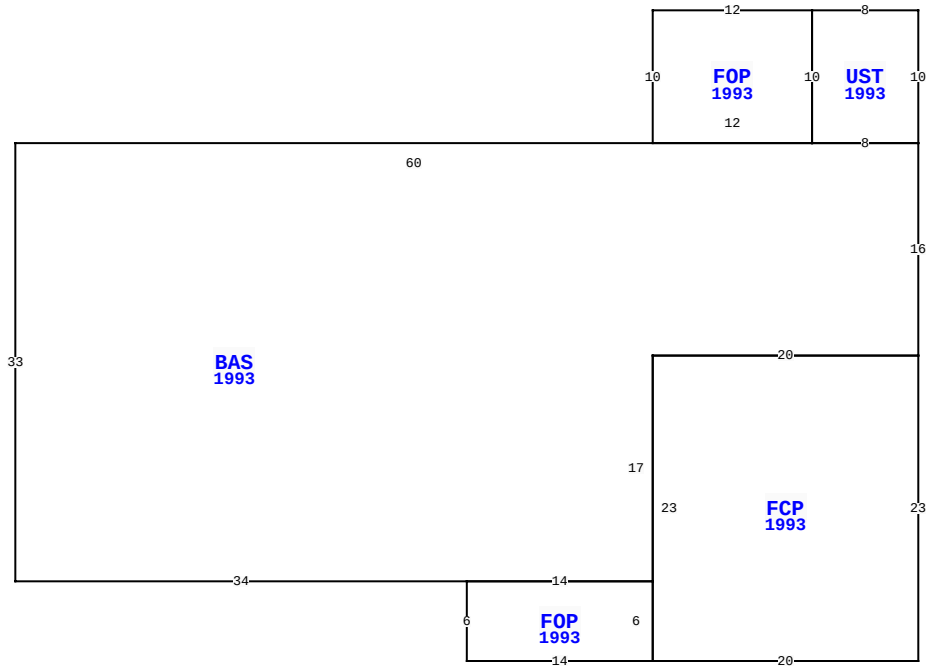
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 50
Interior Wall	06	CUST PANEL 50
Interior Floo	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1.5 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	05	DIST 1A 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	1,904	100	1993	1,904	210,927
FCP	460	25	1993	115	12,740
FOP	84	30	1993	25	2,770
FOP	120	30	1993	36	3,988
UST	80	45	1993	36	3,988
TOTALS	2,648			2,116	234,412

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,116	134.2845	134.28	284,136	1964	2004	0	0	0	17.50	82.50

1 SINGLE FAM – 100% - 2023 Heated Area: 1904 HX Base Yr 2023



BLD DATE	01/27/2015 KK	LGL DATE	
XF DATE		LAND DATE	04/11/2024 MLU
INC DATE		AG DATE	

1618 CLINCH DR, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		234,412
TOTAL MARKET OB/XF VALUE		3,433
TOTAL LAND VALUE - MARKET		228,800
TOTAL MARKET VALUE		466,645
SOH/AGL Deduction		10,127
ASSESSED VALUE		456,518
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		405,796
TOTAL JUST VALUE		466,645
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		457,262

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2373/1191	7/01/2020	WD	Q	I	01	352,600
GRANTOR: NANTZ JACOB & CINDY M						
GRANTEE: BLAND REID & KRISTY						
2245/1552	12/26/2018	WD	Q	I	01	280,000
GRANTOR: WILBUR JASON A & CASE						
GRANTEE: NANTZ JACOB & CINDY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W8 FOP=[YR=1993] N10 W12 S10 E12$ W60 S33 E34
FOP=[YR=1993] S6 E14 FCP=[YR=1993] E20 N23 W20S23$ N6 W14$
E14 N17 E20 N16$ UST=[YR=1993] N10 W8 S10E8$.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1964	1964	3	25	875	
2	0810	CONCRETE A	0	100	6	6	36.00	SF	6.50	6.50	100	1964	1964	3	20	47	
3	1242	WD DECK A	0	100	14	24	336.00	SF	4.00	4.00	100	2005	2005	3	22	296	
4	0940	SHEDS/PORT	0	100	15	14	210.00	SF	30.00	30.00	100	2005	2005	3	22	1,386	
5	0350	CARPORT WD	0	100	23	12	276.00	SF	8.58	8.58	100	2009	2009	3	35	829	

LAND DESCRIPTION

TOTAL OB/XF 3,433

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-	2176.00	264.00	176.00	FF		1.00	1.00	1.00	1,300.00	1,300.00	228,800							

REVIEW DATE 02/12/2019 BY DJ Total Acres: 0.00 Total Land Value: 228,800 Market: 0 Agricultural: 0 Common: 228,800 PRINTED 07/30/2025 BY SYS