PT OF LOT 7
IN OR 927/1001
SUB OF SEC 30 PB 1/5

FRANKS TERRY A
1690 CLINCH DR
FERNANDINA BEACH, FL 32034

2025

00-00-30-0800-0007-0040

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

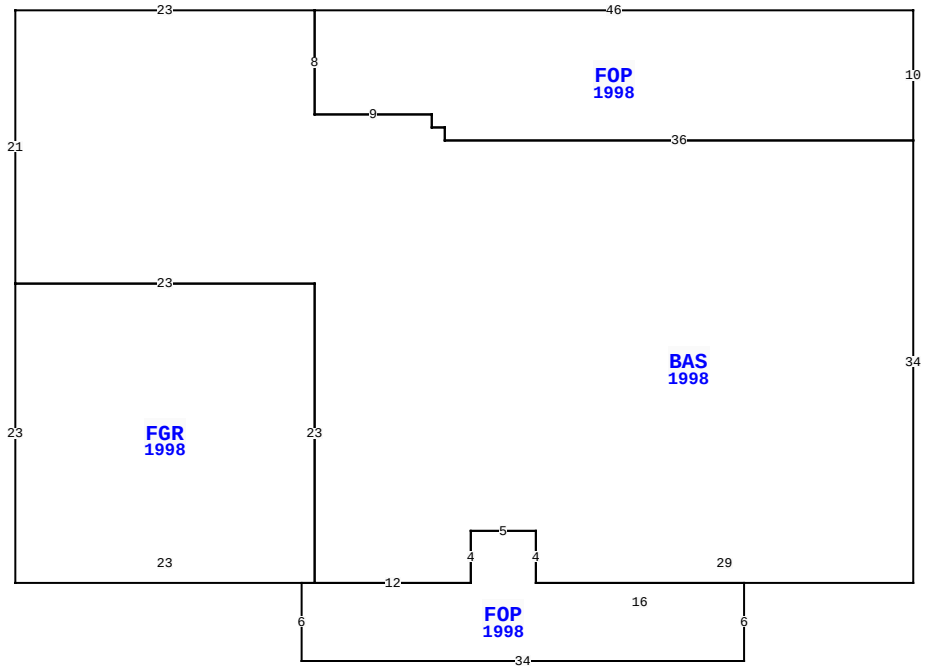
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 02
NEIGHBORHOOD/LOC 2019.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,046	100	1998	2,046	177,402
FGR	529	55	1998	291	25,232
FOP	224	30	1998	67	5,810
FOP	441	30	1998	132	11,445
TOTALS	3,240			2,536	219,888

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,536	107.7120	107.71	273,153	1998	1998	0	0	0	19.50	80.50

1 SINGLE FAM – 100% - 2016 Heated Area: 2046 HX Base Yr 2016



1690 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		219,888
TOTAL MARKET OB/XF VALUE		27,466
TOTAL LAND VALUE - MARKET		196,300
TOTAL MARKET VALUE		443,654
SOH/AGL Deduction		190,744
ASSESSED VALUE		252,910
TOTAL EXEMPTION VALUE	HX HB VX	55,722
BASE TAXABLE VALUE		197,188
TOTAL JUST VALUE		443,654
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		435,914

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0007254	SWIM POOL	16,700	07/05/2000
B9704447	NEW CONSTR	108,029	11/01/1997
B970682	REPAIR/RRF	0	11/01/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0927/1001	4/06/2000	WD	Q	I		216,900
GRANTOR: THRIFT EDWARD & HELEN						
GRANTEE: FRANKS TERRY A & BR						
0796/0251	6/11/1997	WD	Q	I		32,500
GRANTOR: KING SHIRLEY N						
GRANTEE: THRIFT EDWARD & HEL						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=1998] W46 BAS=[YR=1998] W23 S21 FGR=[YR=1998] S23 E23 N23 W23 $ E23 S23 FOP=[YR=1998] W1 S6 E34 N6 W16 N4 W5 S4 W12 $ E12 N4 E5 S4 E29 N34 W36 N1 W1 N1 W9 N8 $ S8 E9 S1 E1 S1 E36 N10 $.

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	0511	GARAGE CB-	0	100	23	14	322.00	SF	40.00	40.00	100	1980	1980	3	30	3,864	
2	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1998	1998	3	80	1,600	
3	0810	CONCRETE A	0	100	3	58	174.00	SF	6.50	6.50	100	1998	1998	3	73	826	
4	0810	CONCRETE A	0	100	3	5	15.00	SF	6.50	6.50	100	1998	1998	3	73	71	
5	0810	CONCRETE A	0	100	15	49	735.00	SF	6.50	6.50	100	1998	1998	3	73	3,488	
6	0350	CARPORT WD	0	100	23	6	138.00	SF	13.00	13.00	100	2004	2004	3	21	377	
7	0910	SCRN RM L	0	100	25	47	1,175.00	SF	15.00	15.00	100	2001	2001	3	20	3,525	
8	0861	POOL GUNIT	0	100	30	15	450.00	SF	85.00	85.00	100	2001	2001	3	25	9,563	
9	0845	KOOL DECK	0	100	0	0	725.00	SF	7.25	7.25	100	2001	2001	3	79	4,152	

LAND DESCRIPTION

TOTAL OB/XF 27,466

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-	2151.00	150.00	151.00	FF		1.00	1.00	1.00	1,300.00	1,300.00	196,300							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 196,300 Market: 0 Agricultural: 0 Common: 196,300 PRINTED 07/30/2025 BY SYS