

PT OF LOT 8
IN OR 2709/406
SUB OF SEC 30 PB 1/5

BRYAN AMY ELIZABETH LIVING TRUST/BRYAN AMY ELIZABETH
1689 CLINCH DR
FERNANDINA BEACH, FL 32034

2025

00-00-30-0800-0008-0020



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 60
Exterior Wall	31	HARDIE BRD 40
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 50
Interior Floor	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	3	100
Frame	03	MASONRY 100
Stories	2.	2. 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	1,485	100	1993	1,485	222,550
FOP	80	30	1993	24	3,596
FOP	153	30	1993	46	6,894
FST	56	55	1993	31	4,646
FUS	1,008	100	1993	1,008	151,063
UOP	256	20	2019	51	7,643

TOTALS	3,038			2,645	396,392
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EXTRA FEATURES										
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00	2,000.00
2	0810	CONCRETE A	0	0	0	0	1,600.00	SF	6.50	6.50
3	0810	CONCRETE A	0	0	20	3	60.00	SF	6.50	6.50
4	0810	CONCRETE A	0	0	0	0	1,965.00	SF	6.50	6.50
5	0510	GARAGE WD-	0	0	34	24	816.00	SF	35.00	35.00
6	0350	CARPORT WD	0	0	24	13	312.00	SF	13.00	13.00
7	0681	POLE SHED	0	0	10	13	130.00	SF	15.00	15.00
8	0940	SHEDS/PORT	0	0	22	10	220.00	SF	30.00	30.00
9	0810	CONCRETE A	0	0	7	5	35.00	SF	3.25	3.25

LAND DESCRIPTION										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE
1	000116	C	RES MARSH	0		RSF-2	0.00	0.00	3.35	AC

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0900	01	2,645	136.7856	180.56	477,581	1976	2000	0	0	17.00	83.00	
1 SNGL FAM - 0% - 2025 Heated Area: 2493 HX Base Yr												

1689 CLINCH DR, FERNANDINA BEACH	BLD DATE 03/03/2023 NW	LGL DATE	
	XF DATE	LAND DATE	05/05/2025 MLU
	INC DATE	AG DATE	

L N	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	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	1976	1976	3	36	720	
2	0810	CONCRETE A	0	0	0	0	1,600.00	SF	6.50	6.50	100	1981	1981	3	32.5	3,380	
3	0810	CONCRETE A	0	0	20	3	60.00	SF	6.50	6.50	100	1981	1981	3	32.5	127	
4	0810	CONCRETE A	0	0	0	0	1,965.00	SF	6.50	6.50	100	1990	1990	3	57	7,280	
5	0510	GARAGE WD-	0	0	34	24	816.00	SF	35.00	35.00	100	1977	1977	3	20	5,712	
6	0350	CARPORT WD	0	0	24	13	312.00	SF	13.00	13.00	100	1960	1960	3	20	811	
7	0681	POLE SHED	0	0	10	13	130.00	SF	15.00	15.00	100	1960	1960	3	20	390	
8	0940	SHEDS/PORT	0	0	22	10	220.00	SF	30.00	30.00	100	1970	1970	3	20	1,320	
9	0810	CONCRETE A	0	0	7	5	35.00	SF	3.25	3.25	100	1999	1999	3	75	85	

TOTAL OB/XF										
19,825										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE
1	000116	C	RES MARSH	0		RSF-2	0.00	0.00	3.35	AC

NASSAU COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 8		Tax Dist:	
BUILDING MARKET VALUE		396,392	
TOTAL MARKET OB/XF VALUE		19,825	
TOTAL LAND VALUE - MARKET		720,250	
TOTAL MARKET VALUE		1,136,467	
SOH/AGL Deduction		0	
ASSESSED VALUE		1,136,467	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		1,136,467	
TOTAL JUST VALUE		1,136,467	
NCON VALUE		0	
INCOME VALUE		0	
PREVIOUS YEAR MKT VALUE		864,080	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2709/406	5/01/2024	WD	Q	I	01	1,400,000
GRANTOR: FANELLI ANGELO J & TR						
GRANTEE: BRYAN AMY ELIZABETH						
2244/1411	12/19/2018	WD	Q	I	01	520,000
GRANTOR: RISH ELOISE H REV TRU						
GRANTEE: FANELLI ANGELO J &						

BUILDING NOTES										

BUILDING DIMENSIONS										
BAS=[YR=1993] W12 N8 FST=[YR=1993] N8 W7 FOP=[YR=1993] W5 UOP=[YR=2019] W16 S16 E16 N16\$ S16 E5 N16 \$ S8 E7\$ W7 S8 W30 S29 E4 FOP=[YR=1993] S7 E23 N7 W12 D1 L2 W6 U1 L2 W1 \$ E1 R2 D1 E6 U1 R2 E34 N29 \$ PTR= E15 FUS=[YR=1993] E6 N10 E37 S10 E6 S10W6 S4 W37 N4 W6 N10 \$ W15 \$.										