



BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY														
ELEMENT	CD	CONSTRUCTION				TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY												
																	VALUATION BY STANDARD Tax Group: 8 Tax Dist: BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 0 TOTAL LAND VALUE - MARKET 141,400 TOTAL MARKET VALUE 141,400 SOH/AGL Deduction 41,410 ASSESSED VALUE 99,990 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 99,990 TOTAL JUST VALUE 141,400 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 90,900													
DOR CODE 0000 VACANT																	PERMIT NUM				DESCRIPTION		AMT		ISSUED					
MAP NUM						MKT AREA				02																				
NEIGHBORHOOD/LOC 2019.00																	SALES DATA OFF RECORD Number DATE TYPE INST Q / V / I / RSN CD SALE PRICE 1808/1635 8/03/2012 WD U V 37 59,000 GRANTOR: POULSEN CLAIRE S GRANTEE: HICKS DOUGLAS G & B													
TOTALS						CLINCH DR, FERNANDINA BEACH											BLD DATE		LGL DATE		05/05/2025		MLU		BUILDING NOTES					
EXTRA FEATURES																	XF DATE		LAND DATE				BUILDING DIMENSIONS							
																	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														
																	TOTAL OB/XF 0													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	0	0006	RSF-2	0.00	0.00	1.01	AC		1.00	1.00	1.00	140,000.00	140,000.00	141,400													
REVIEW DATE 05/05/2025 BY MLU Total Acres: 1.01 Total Land Value: 141,400 Market: 0 Agricultural: 0 Common: 141,400 PRINTED 07/30/2025 BY SYS																														