

SWAILS CLIFFORD LENARD & DIANA MERRILL
1715 CLINCH DRIVE
FERNANDINA BEACH, FL 32034

00-00-30-0800-0009-0010

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
ELEMENT										CD										CONSTRUCTION									
Exterior Wall										19										COMMON BRK 100									
Roof Structur										03										GABLE/HIP 100									
Roof Cover										03										COMP SHNGL 100									
Interior Wall										03										PLASTER 100									
Interior Floo										14										CARPET 80									
Interior Floo										08										SHT VINYL 20									
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									
BUD8 Adjustme										05										DIST 1A 100									
Occupancy										00										NONE 100									
Quality										03										Quality Level 03									
DOR CODE										0100										SINGLE FAMILY									
MAP NUM																				MKT AREA									
NEIGHBORHOOD/LOC										2019.00										02									
AREA TYPE										TOTAL GROSS AREA										PCT OF BASE									
YEAR										TOT ADJ AREA										SUBAREA MARKET VALUE									
BAS										1,634										100									
DCK										275										10									
FOP										25										30									
FOP										180										30									
FOP										180										30									
FOP										180										30									
FST										182										55									
FST										333										55									
STP										18										10									
STP										12										10									
TOTALS										5,219										3,119									
EXTRA FEATURES										1715 CLINCH DR, FERNANDINA BEACH										245,857									
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										0510										GARAGE WD-									
2										0500										FP-PRE FAB									
3										0811										CONCRETE B									
4										0810										CONCRETE A									
5										0811										CONCRETE B									
TOTALS										5,219										3,119									
LAND DESCRIPTION										TOTAL OB/XF										13,941									
L N										USE CODE										CLS									
LAND USE DESCRIPTION										CAP										R D									
LOC ZONE										FRONT										DEPTH									
TOT LND UTS										UNIT TYPE										D T									
DPH 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									
2125.00										150.00										125.00									
FF										1.00										1.00									
1.00										1.00										1.00									
1,300.00										1,300.00										162,500									
REVIEW DATE										07/10/2019										BY									
DJA										Total Acres: 0.00										Total Land Value: 162,500									
Market: 0										Agricultural: 0										Common: 162,500									
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