N 200 FT OF LOT 9
SUSAN CASHEN GRANT
SEC 30-3N-28E IN OR 2380/1757

MCCARTHY KEVIN & CECILIA L/E/
1701 CLINCH DR
FERNANDINA BEACH, FL 32034

2025

00-00-30-0800-0009-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

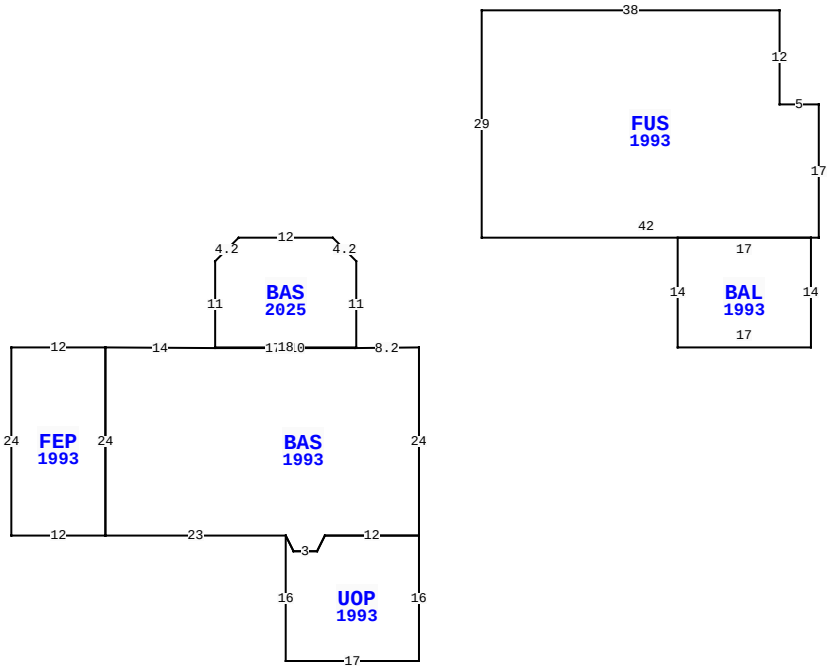
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 60
Exterior Wall	17	CB STUCCO 40
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	12	HARDWOOD 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	03	MASONRY 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	05	DIST 1A 100
Occupancy	OO	OWNER OCC 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
BAL	238	15	1993	36	3,115
BAS	966	100	1993	966	83,582
BAS	243	100	2025	243	21,025
FEP	288	80	1993	230	19,901
FUS	1,187	100	1993	1,187	102,703
UOP	264	20	1993	53	4,585
TOTALS	3,186			2,715	234,912

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,715	108.2880	108.29	294,007	1979	1979	0	0	0	20.10	79.90

1 SINGLE FAM – 100% - 2021 Heated Area: 2396 HX Base Yr 2021



1701 CLINCH DR, FERNANDINA BEACH

BLD DATE	05/05/2014 KK	LGL DATE	
XF DATE		LAND DATE	05/05/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		267,650
TOTAL MARKET OB/XF VALUE		5,576
TOTAL LAND VALUE - MARKET		668,675
TOTAL MARKET VALUE		941,901
SOH/AGL Deduction		337,305
ASSESSED VALUE		604,596
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		553,874
TOTAL JUST VALUE		941,901
NCON VALUE		21,098
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		676,114

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22015371	ADDITION	42,516	10/13/2022
R07878	REPAIR/RRF	2,700	07/01/2005
R981284	REPAIR/RRF	8,322	09/02/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2597/1985	10/13/2022	WD	U	I	11	100
GRANTOR: MCCARTHY KEVIN & CECI						
GRANTEE: MCCARTHY KYLE P & D						
2430/0188	1/26/2021	QC	U	I	11	100
GRANTOR: SWAILS CLIFFORD L JR						
GRANTEE: MCCARTHY KEVIN & CE						

BUILDING NOTES

BUILDING DIMENSIONS

FUS=[YR=1993;ORIG=50,-14] E1 N17 W5 N12 W38 S29 E42 $
BAS=[YR=1993;ORIG=0,0] D0.1L8.2 W17.10 U0.1L14 S24 E23 D2R1 E3 U2R1 E12 N24 $
FEP=[YR=1993;ORIG=-40,0] W12 S24 E12 N24 $
UOP=[YR=1993;ORIG=-17,24] S16 E17 N16 W12 D2L1 W3 U2L1 $
BAL=[YR=1993;ORIG=50,0] N14 W17 S14 E17 $
PTR=[ORIG=0,0] E50 W50 $
BAS=[YR=2025;ORIG=-8,-11] U3L3 W12 D3L3 S11 E18 N11 $
.

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	0825	BRICK	0	100	0	0	168.00	SF	6.25	6.25	100	1983	1983	3	77	809	
2	0810	CONCRETE A	0	100	0	0	1,337.00	SF	6.50	6.50	100	1980	1980	3	30	2,607	
3	0855	CONC PAVER	0	100	0	0	216.00	SF	10.00	10.00	100	2025	2024		100	2,160	

LAND DESCRIPTION

TOTAL OB/XF 5,576

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	000116	C	RES MARSH	100	0003	RSF-2	0.00	0.00	3.11	AC		1.00	1.00	1.00	215,000.00	215,000.00	668,650							
2	009500	C	SUBMERGED	100		RSF-2	0.00	0.00	1.00	AC		1.00	1.00	1.00	25.00	25.00	25							

REVIEW DATE 03/19/2024 BY HS Total Acres: 4.11 Total Land Value: 668,675 Market: 0 Agricultural: 0 Common: 668,675 PRINTED 07/30/2025 BY SYS

N 200 FT OF LOT 9
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2025

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NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Ceiling	04	NONE 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Fixtures		0 100
Frame	02	WOOD FRAME 100
RMS		0 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

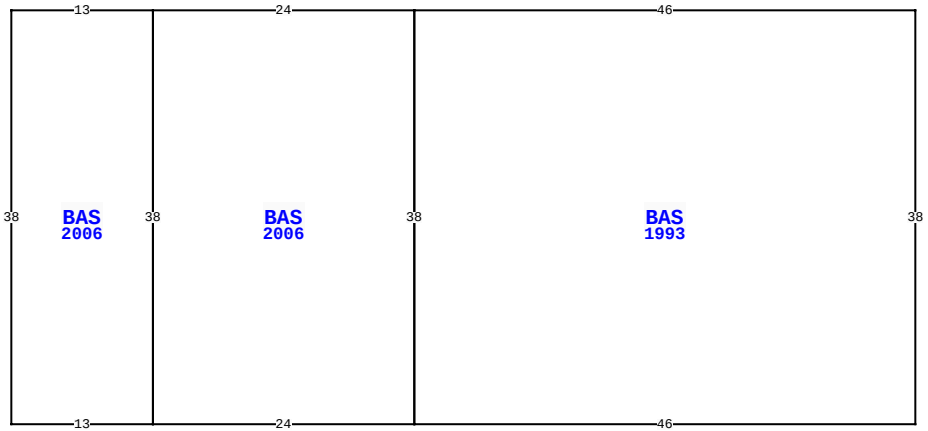
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 02
NEIGHBORHOOD/LOC 2019.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,748	100	1993	1,748	18,144
BAS	494	100	2006	494	5,128
BAS	912	100	2006	912	9,467
TOTALS	3,154			3,154	32,738

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	3,154	56.1200	20.76	65,477	1979	1979	0	0	0	50.00	50.00

2 GARAGE RES – 100% - 2021 Heated Area: 3154 HX Base Yr 2021



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2430/0188	1/26/2021	QC	U	I	11	100
GRANTOR: SWAILS CLIFFORD L JR						
GRANTEE: MCCARTHY KEVIN & CE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993;ORIG=0,0] W46 S38 E46 N38 $
BAS=[YR=2006;ORIG=-46,0] W24 S38 E24 N38 $
BAS=[YR=2006;ORIG=-70,0] W13 S38 E13 N38 $
.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

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