PT OF LOT 9 IN OR 335/685 &
OR 2040/1668
(EX OR 502/1142 & OR 527/1258

CARMAN MARSHA H/CARMAN ROBERT LAURENCE
1723 CLINCH DR
FERNANDINA BEACH, FL 32034-7739

2025

00-00-30-0800-0009-0060

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

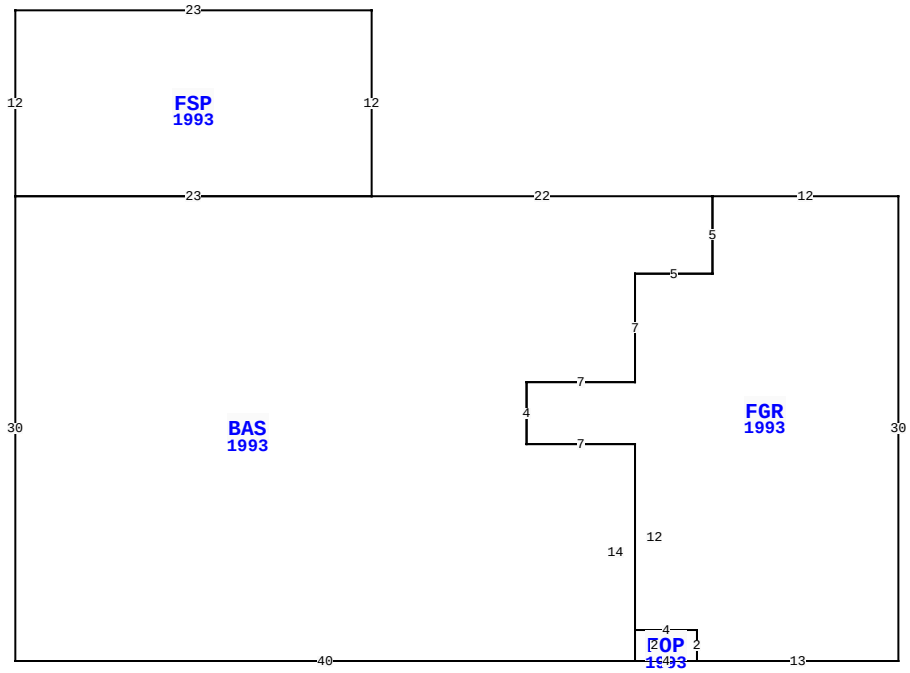
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 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	1,197	100	1993	1,197	113,120
FGR	505	55	1993	278	26,272
FOP	8	30	1993	2	189
FSP	276	40	1993	110	10,396
TOTALS	1,986			1,587	149,977

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,587	111.1800	111.18	176,443	1993	1993	0	0	0	15.00	85.00

1 SINGLE FAM – 100% - 1994 Heated Area: 1197 HX Base Yr 1994



1723 CLINCH DR, FERNANDINA BEACH

BLD DATE		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		149,977
TOTAL MARKET OB/XF VALUE		15,345
TOTAL LAND VALUE - MARKET		540,505
TOTAL MARKET VALUE		705,827
SOH/AGL Deduction		389,029
ASSESSED VALUE		316,798
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		266,076
TOTAL JUST VALUE		705,827
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		605,735

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B240009288	DEMO OF HOUSE BY	25,000	08/08/2024
00574	NEW CONSTR	82,762	10/01/1993
8203	GARAGE	10,608	06/24/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2040/1668	4/14/2016	QC	U	I	11	100
GRANTOR: HAMILTON IVALEE						
GRANTEE: CARMAN ROBERT LAURE						
0335/0685	4/01/1981	WD	U	V		100
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=1993] W12 BAS=[YR=1993] W22 FSP=[YR=1993] N12 W23 S12 E23$ W23 S30 E40 FOP=[YR=1993] E4 N2 W4 S2$ N14 W7 N4E7 N7 E5 N5$ S5 W5 S7 W7S4 E7 S12 E4 S2 E13 N30$.

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	0510	GARAGE WD-	0	100	26	24	624.00	SF	35.00	35.00	100	1992	1992	3	20	4,368	
2	0810	CONCRETE A	0	100	21	4	84.00	SF	6.50	6.50	100	1992	1992	3	62	339	
3	0810	CONCRETE A	0	100	17	4	68.00	SF	6.50	6.50	100	1993	1993	3	64	283	
4	0681	POLE SHED	0	100	12	24	288.00	SF	15.00	15.00	100	2005	2005	3	36	1,555	
5	0300	BOAT DCK W	0	100	131	4	524.00	SF	20.00	20.00	100	2000	2000	3	27	2,830	
6	1242	WD DECK A	0	100	8	23	184.00	SF	10.00	10.00	100	1993	1993	3	20	368	
7	0510	GARAGE WD-	0	100	20	20	400.00	SF	35.00	35.00	100	1980	1980	3	20	2,800	
8	0812	CONCRETE C	0	100	0	0	2,155.00	SF	4.00	4.00	100	1981	1981	3	32.5	2,802	

LAND DESCRIPTION

TOTAL OB/XF 15,345

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	0006	RSF-2	0.00	0.00	2.41	AC		1.00	1.00	0.70	215,000.00	150,500.00	362,705							
2	000100	C	RES	100	0006	RSF-2	0.00	0.00	1.27	AC		1.00	1.00	1.00	140,000.00	140,000.00	177,800							

REVIEW DATE 02/20/2025 BY HSA Total Acres: 3.68 Total Land Value: 540,505 Market: 0 Agricultural: 0 Common: 540,505 PRINTED 07/30/2025 BY SYS