N3/4 OF N1/2 OF LOT 10 S-1 &
S-2 EX S-5
IN OR 2703/1035

BEACH ROBERT JOSEPH/LASSERRE KASIE ANNA
861 PARK VIEW PL E
FERNANDINA BEACH, FL 32034

2025

00-00-30-0800-0010-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	2019.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

1710 CLINCH DR, FERNANDINA BEACH

BLD DATE	01/10/2014 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	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	280,000
TOTAL MARKET VALUE	280,000
SOH/AGL Deduction	0
ASSESSED VALUE	280,000
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	280,000
TOTAL JUST VALUE	280,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	180,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B240014135	SFR	700,298	12/26/2024
20217412	DEMOLITION	0	07/01/2021
9602720	REMODEL	1,991	10/14/1996
CO250006130			

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2703/1035	3/21/2024	WD	U	V	11	100
GRANTOR: EAST JOSEPH E & MARY						
GRANTEE: BEACH ROBERT JOSEPH						
2700/1977	3/21/2024	WD	Q	V	01	330,000
GRANTOR: EAST JOSEPH E & MARY						
GRANTEE: BEACH ROBERT JOSEPH						

BUILDING NOTES

BUILDING DIMENSIONS

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
1	000100	C	RES	0	0006	RSF-2	0.00	0.00	2.00	AC		1.00	1.00	1.00	140,000.00	140,000.00	280,000							

REVIEW DATE 06/04/2025 BY HS Total Acres: 2.00 Total Land Value: 280,000 Market: 0 Agricultural: 0 Common: 280,000 PRINTED 07/30/2025 BY SYS