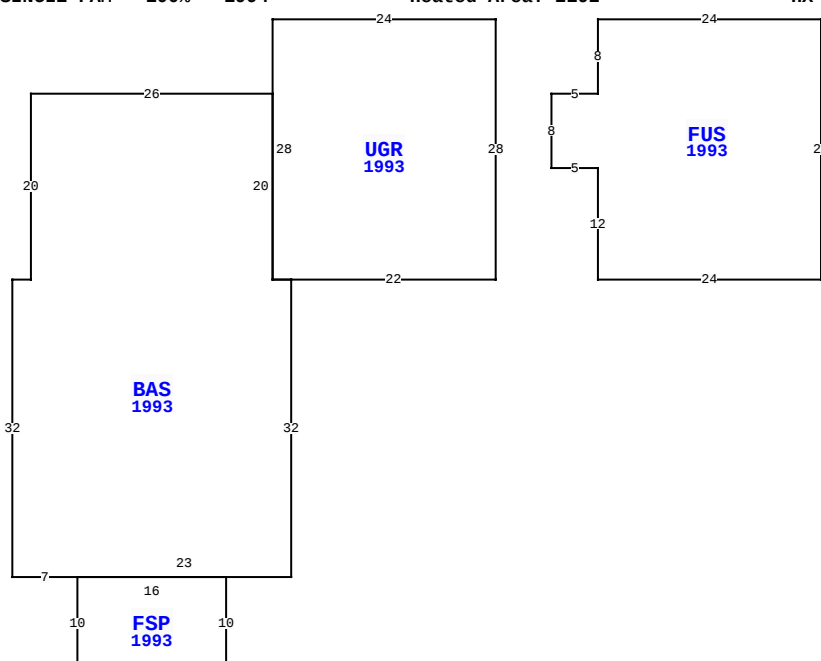


RUSHTON MITCHELL D JR & PAMELA
1734 CLINCH DRIVE
FERNANDINA BEACH, FL 32034

00-00-30-0800-0010-0040

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																											
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 2																											
ELEMENT	CD									TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND																									
Exterior Wall	05	AVERAGE 70								0100	01	2,558	105.0240	105.02	268,641	1948	1985		0	0	20.14	79.86	VALUATION BY																								
Exterior Wall	20	FACE BRICK 30								1 SINGLE FAM - 100% - 1994										Heated Area: 2192										HX Base Yr 1994										STANDARD							
Roof Structur	03	GABLE/HIP 100																		Tax Group: 8										Tax Dist:																	
Roof Cover	03	COMP SHNGL 100																		BUILDING MARKET VALUE										366,844																	
Interior Wall	05	DRYWALL 60																		TOTAL MARKET OB/XF VALUE										2,573																	
Interior Wall	04	PLYWOOD 40																		TOTAL LAND VALUE - MARKET										882,000																	
Interior Floo	14	CARPET 70																		TOTAL MARKET VALUE										1,251,417																	
Interior Floo	12	HARDWOOD 30																		SOH/AGL Deduction										719,966																	
Air Condition	03	CENTRAL 100																		ASSESSED VALUE										531,451																	
Heating Type	04	AIR DUCTED 100																		TOTAL EXEMPTION VALUE										HX HB 50,722																	
Bedrooms	04	3 100																		BASE TAXABLE VALUE										480,729																	
Bathrooms		3 100																		TOTAL JUST VALUE										1,251,417																	
Frame	02	WOOD FRAME 100								NCON VALUE										0																											
Stories	1.5	1.5 100								INCOME VALUE																																					
Units		0 100								PREVIOUS YEAR MKT VALUE										919,610																											
BUD8 Adjustme	05	DIST 1A 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	1,480	100	1993	1,480	124,126																																										
FSP	160	40	1993	64	5,367																																										
FUS	712	100	1993	712	59,715																																										
UGR	672	45	1993	302	25,328																																										
TOTALS	3,024			2,558	214,537																																										
EXTRA FEATURES										1722 CLINCH DR, FERNANDINA BEACH																																					
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	1242	WD DECK A	0 100	10	8	80.00	SF	10.00	10.00	100	1988	1988	3	20	160																																
2	0940	SHEDS/PORT	0 100	13	10	130.00	SF	30.00	30.00	100	2007	2007	3	27	1,053																																
3	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1948	1948	3	20	700																																
4	1242	WD DECK A	0 100	11	12	132.00	SF	10.00	10.00	100	2012	2012	3	50	660																																
LAND DESCRIPTION										TOTAL OB/XF										2,573																											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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	0006	RSF-2	0.00	0.00	2.30	AC		1.00	1.00	1.00	140,000.00	140,000.00	322,000																														
2	000100	C	RES	100	0006	RSF-2	0.00	0.00	4.00	AC		1.00	1.00	1.00	140,000.00	140,000.00	560,000																														
REVIEW DATE 01/14/2021 BY TWA Total Acres: 6.30 Total Land Value: 882,000 Market: 0 Agricultural: 0 Common: 882,000 PRINTED 07/30/2025 BY SYS																																															

RUSHTON MITCHELL D JR & PAMELA
1734 CLINCH DRIVE
FERNANDINA BEACH, FL 32034

00-00-30-0800-0010-0040

[illegible]