PT OF LOT 19 & PT OF N1/2
OF LOT 23 & S-8 OF LOT 24
LE OR 1436/830

JOHNSON BRIAN MONROE
1824 CLINCH DRIVE
FERNANDINA BEACH, FL 32034

2025

00-00-30-0800-0019-0030

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

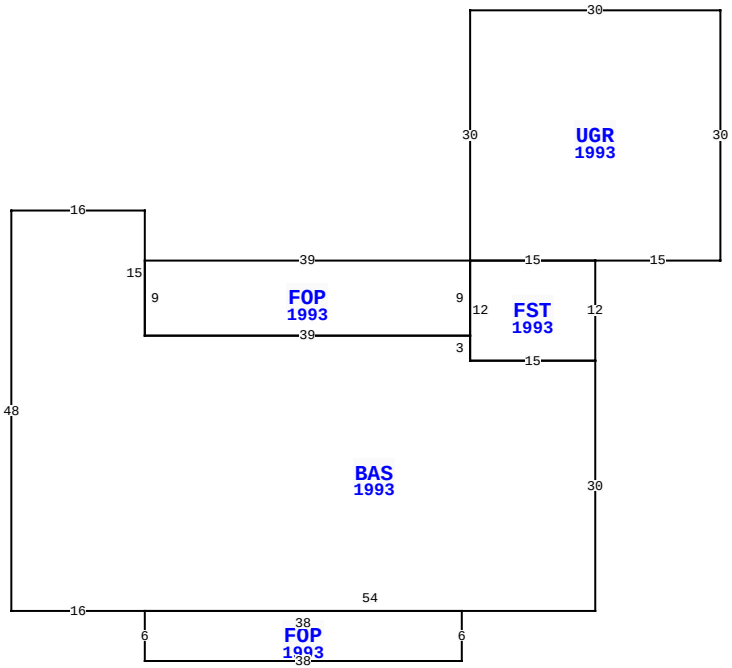
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	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 02
NEIGHBORHOOD/LOC	2019.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,505	100	1993	2,505	252,178
FOP	228	30	1993	68	6,846
FOP	351	30	1993	105	10,571
FST	180	55	1993	99	9,966
UGR	900	45	1993	405	40,772
TOTALS	4,164			3,182	320,331

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,182	115.5520	152.53	485,350	1966	1976	0	0	0	34.00	66.00

1 SNGL FAM – 100% - 2016 Heated Area: 2505 HX Base Yr 2016



1824 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		320,331
TOTAL MARKET OB/XF VALUE		11,532
TOTAL LAND VALUE - MARKET		490,000
TOTAL MARKET VALUE		821,863
SOH/AGL Deduction		392,346
ASSESSED VALUE		429,517
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		378,795
TOTAL JUST VALUE		821,863
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		632,811

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1436/0830	8/10/2006	QC	U	I	18	100
GRANTOR: JOHNSON MONROE C L/E						
GRANTEE: JOHNSON BRIAN MONRO						
0259/0692	3/01/1978	WD	U	I		65,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W15 N3 FOP=[YR=1993] N9 W39 S9E39$ W39 N15 W16 S48 E16 FOP=[YR=1993] S6 E38 N6W38$ E54 N30$ FST=[YR=1993] N12 UGR=[YR=1993] E15 N30 W30 S30 E15 $ W15 S12E15$.

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	0810	CONCRETE A	0	100	0	0	900.00	SF	6.50	6.50	100	1980	1980	3	30	1,755	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1964	1964	3	25	875	
3	0681	POLE SHED	0	100	30	30	900.00	SF	15.00	15.00	100	1980	1980	3	20	2,700	
4	0810	CONCRETE A	0	100	0	0	171.00	SF	6.50	6.50	100	1980	1980	3	30	333	
5	0811	CONCRETE B	0	100	0	0	780.00	SF	5.20	5.20	100	1980	1980	3	30	1,217	
6	0812	CONCRETE C	0	100	0	0	2,152.00	SF	4.00	4.00	100	1985	1985	3	44	3,788	
7	0479	VF PICKET	0	100	0	0	180.00	LF	10.00	10.00	100	2000	2000	3	48	864	

LAND DESCRIPTION

TOTAL OB/XF 11,532

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	100		RSF-2	0.00	0.00	5.00	AC		1.00	1.00	0.70	140,000.00	98,000.00	490,000							

REVIEW DATE 08/02/2022 BY KBA Total Acres: 5.00 Total Land Value: 490,000 Market: 0 Agricultural: 0 Common: 490,000 PRINTED 07/30/2025 BY SYS