PT OF LOT 21 R583938
IN OR 696/801
SUB OF SEC 30 PB 1/5

FULLWOOD BARBARA J
1827 CLINCH DR
FERNANDINA BEACH, FL 32034

2025

00-00-30-0800-0021-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
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
BUD8 Adjustme	05	DIST 1A 100
Quality	03	Quality Level 03

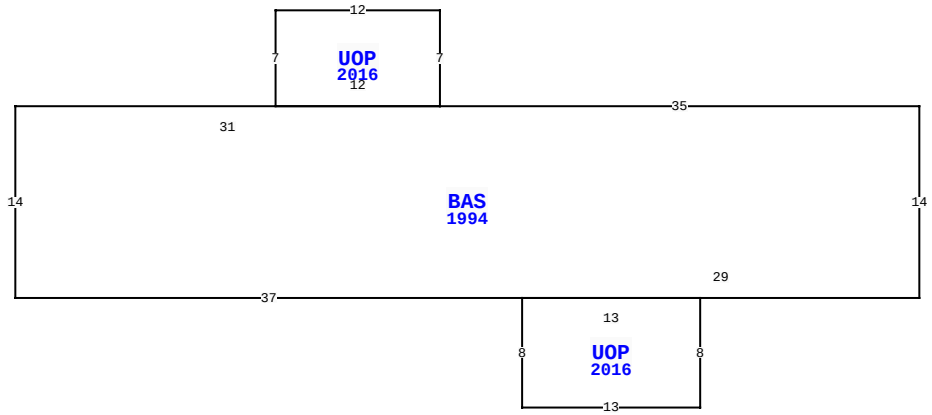
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 02
NEIGHBORHOOD/LOC 2019.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	924	100	1994	924	28,510
UOP	84	25	2016	21	648
UOP	104	25	2016	26	802
TOTALS	1,112			971	29,960

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	971	121.0000	102.85	99,867	1994	1994	0	0	0	70.00	30.00

1 M/H 94+ – 100% - 1995 Heated Area: 924 HX Base Yr 1995



1827 CLINCH DR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		29,960
TOTAL MARKET OB/XF VALUE		14,280
TOTAL LAND VALUE - MARKET		150,000
TOTAL MARKET VALUE		194,240
SOH/AGL Deduction		116,925
ASSESSED VALUE		77,315
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		26,593
TOTAL JUST VALUE		194,240
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		191,345

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E01-8698	CHNGE SRVC	1,500	11/03/2001
008	MH MOVE-ON	20,870	05/01/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0696/0801	1/14/1994	QC	Q	I	01	100
GRANTOR: COLLINS ADELINE						
GRANTEE: FULLWOOD BARBARA J						
0405/0377	11/01/1983	WD	U	I		100
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1994] W35 UOP 2016=N7 W12 S7 E12$ W31 S14 E37
UOP=[YR=2016] S8 E13 N8 W13$ E29 N14$.

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	30	20	600.00	SF	35.00	35.00	100	2013	2013	3	68	14,280	

LAND DESCRIPTION

TOTAL OB/XF 14,280

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		RSF-	2100.00	400.00	100.00	FF		1.00	1.00	1.00	1,500.00	1,500.00	150,000							

REVIEW DATE 08/02/2022 BY KBA Total Acres: 0.00 Total Land Value: 150,000 Market: 0 Agricultural: 0 Common: 150,000 PRINTED 07/30/2025 BY SYS