



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	11	SLATE 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 70
Interior Floo	15	HARDTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	4.5	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	2,782	100	2013	2,782	394,769
FCP	693	25	2013	173	24,549
FOP	56	30	2013	17	2,413
FOP	60	30	2013	18	2,554
FOP	100	30	2013	30	4,257
FOP	280	30	2013	84	11,919
FST	12	55	2013	7	993
FST	24	55	2013	13	1,845
FST	32	55	2013	18	2,554
FST	56	55	2013	31	4,399
TOTALS	4,634			3,556	504,601

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
2	0810	CONCRETE A	0	100	17	4	68.00	SF	6.50
3	0810	CONCRETE A	0	100	8	4	32.00	SF	6.50
4	0861	POOL GUNIT	0	100	15	30	450.00	SF	85.00
5	0855	CONC PAVER	0	100	0	0	1,104.00	SF	7.00

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	3,556	113.7600	150.16	533,969	2013	2013	0	0	5.50	94.50

2 SNGL FAM - 100% - 2014

Heated Area: 3161

HX Base Yr 2014

** This building has 13 Sub-Areas

1849 CLINCH DR, FERNANDINA BEACH

BLD DATE	01/09/2014	KK	LGL DATE	
XF DATE			LAND DATE	05/05/2025
INC DATE			AG DATE	MLU

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY		PAGE 1 of 1	
VALUATION BY		STANDARD	
Tax Group: 8		Tax Dist:	
BUILDING MARKET VALUE		504,601	
TOTAL MARKET OB/XF VALUE		42,331	
TOTAL LAND VALUE - MARKET		322,500	
TOTAL MARKET VALUE		869,432	
SOH/AGL Deduction		496,158	
ASSESSED VALUE		373,274	
TOTAL EXEMPTION VALUE		50,722	
BASE TAXABLE VALUE		322,552	
TOTAL JUST VALUE		869,432	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		733,977	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1632856	SWIM POOL	46,000	08/01/2016
B1023909	CO ISSUED	0	01/07/2014
M1115995	H/AC	129	04/01/2011
P14495	NEW CONSTR	0	10/01/2010
E22941	ELEC OTHER	0	09/01/2010
B23909	NEW CONSTR	348,495	09/01/2010

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / V I	RSN CD	SALE PRICE
1450/0746	10/06/2006	WD Q	I		380,000
GRANTOR: EDWARDS BOBBY L & GLE					
GRANTEE: MARTIN SUSAN L & DA					
1167/1266	9/03/2003	WD Q	I	01	100
GRANTOR: EDWARDS BOBBY L					
GRANTEE: EDWARDS BOBBY L & G					

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2013] W16 S13 FST=[YR=2013] W4 FOP=[YR=2013] W35 S8 E35 N8\$ S8 E4 N8\$ S8 W39 N8 FST=[YR=2013] N4 W3 S4 E3\$ W3 N27 W16 S60 E2 PTO=[YR=2013] S6 FST=[YR=2013] W14 S4 FCP=[YR=2013] S27 FOP=[YR=2013] S25 E4 N3 SFB=[YR=2013] E10 S3 E11 N4 W1 N21 W20 S22\$ N22 W4\$ E26 N24 FST=[YR=2013] N8 W3 FOP=[YR=2013] N5 W4 S6 W5 S4 E9 N5\$ S8 E3\$ W3 N3 W23\$ E14 N4\$E5 N6 W5\$ E9 S5 E10 PTO=[YR=2013] S8 E9 N13 W1 S3 FOP=[YR=2013] W7 S8 E7 N8\$ S8 W7 N6 W1\$ E1 N2 E7 N3 E29 N4 E16 N42 \$.									

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000116	C	RES MARSH	100	0006	RSF-2	0.00	0.00	1.50

TOTAL OB/XF									
UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR
AC		1.00	1.00	1.00	215,000.00	215,000.00	322,500		