PT OF N1/2 OF LOT 23
IN OR 1873/1801
SUB OF SEC 30 PB 1/5

PARKER DYLAN A & AMANDA G
1830 CLINCH DR
FERNANDINA BEACH, FL 32034

2025

00-00-30-0800-0023-0040

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

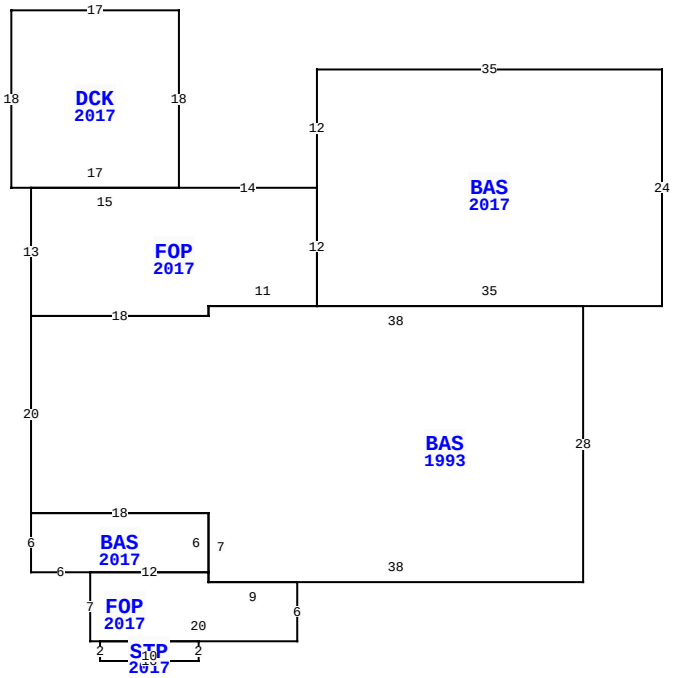
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 80
Interior Floo	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	05	DIST 1A 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06
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	1,424	100	1993	1,424	157,937
BAS	108	100	2017	108	11,978
BAS	840	100	2017	840	93,165
DCK	306	10	2017	31	3,438
FOP	138	30	2017	41	4,547
FOP	366	30	2017	110	12,200
STP	20	10	2017	2	222
TOTALS	3,202			2,556	283,488

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,556	121.8816	121.88	311,525	1939	2005	0	0	0	9.00	91.00

1 SINGLE FAM – 100% - 2014 Heated Area: 2372 HX Base Yr 2014



1830 CLINCH DR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/11/2024 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		298,422
TOTAL MARKET OB/XF VALUE		20,480
TOTAL LAND VALUE - MARKET		136,500
TOTAL MARKET VALUE		455,402
SOH/AGL Deduction		207,541
ASSESSED VALUE		247,861
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		197,139
TOTAL JUST VALUE		455,402
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		442,274

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1812488	GARAGE	14,244	05/01/2019
B1632310	ADDITION	0	05/13/2016
8007	NEW CONSTR	1,500	04/16/1992
6222	REPAIR/RRF	650	01/17/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1873/1801	8/19/2013	WD	Q	I	02	205,000
GRANTOR: NETTLES LARRY E & ELI						
GRANTEE: PARKER DYLAN A & AM						
1392/0487	2/28/2006	WD	Q	I		190,600
GRANTOR: SUTTON MICHAEL						
GRANTEE: NETTLES LARRY E & B						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017] W35 S12 FOP=[YR=2017] W14 DCK=[YR=2017] N18 W17 S18 E17$ W15 S13 BAS=[YR=1993] S20 BAS=[YR=2017] S6 E6 FOP=[YR=2017] S7 E1 STP=[YR=2017] S2 E10 N2 W10$ E20 N6 W9 N1 W12$ E12 N6 W18$ E18 S7 E38 N28 W38 S1 W18$ E18 N1 E11 N12$ S12 E35 N24$.

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	284.00	SF	6.50	6.50	100	2017	2017	3	96	1,772	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2017	2017	3	97	3,395	
3	0810	CONCRETE A	0	100	0	0	109.00	SF	6.50	6.50	100	2017	2017	3	96	680	
4	0810	CONCRETE A	0	100	0	0	100.00	SF	6.50	6.50	100	2017	2017	3	96	624	
5	0855	CONC PAVER	0	100	0	0	1,962.00	SF	7.00	7.00	100	2013	2013	3	93	12,773	
6	0810	CONCRETE A	0	100	0	0	196.00	SF	6.50	6.50	100	2019	2019	3	97	1,236	

LAND DESCRIPTION

TOTAL OB/XF 20,480

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-	2105.00	290.00	105.00	FF		1.00	1.00	1.00	1,300.00	1,300.00	136,500							

REVIEW DATE 12/09/2019 BY DJ Total Acres: 0.00 Total Land Value: 136,500 Market: 0 Agricultural: 0 Common: 136,500 PRINTED 07/30/2025 BY SYS

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NASSAU COUNTY PROPERTY

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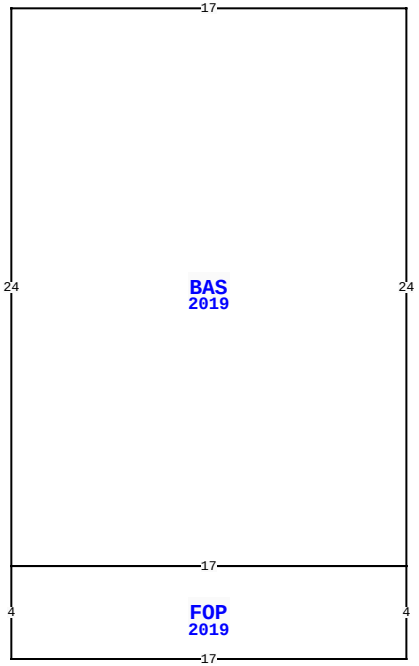
Roof Cover	03	COMP SHNGL 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	2019.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	408	100	2019	408	14,237
FOP	68	30	2019	20	698
TOTALS	476			428	14,934

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	11	428	99.2640	36.73	15,720	2019	2019	0	0	0	5.00	95.00

2 GARAGE RES – 100% - 2014 Heated Area: 408 HX Base Yr 2014



1830 CLINCH DR, FERNANDINA BEACH

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XF DATE		LAND DATE	04/11/2024 MLU
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INCOME VALUE		
PREVIOUS YEAR MKT VALUE		442,274

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
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1392/0487	2/28/2006	WD	Q	I		190,600
GRANTOR: SUTTON MICHAEL						
GRANTEE: NETTLES LARRY E & B						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W17 S24 FOP=[YR=2019] S4 E17 N4 W17$ E17 N24$.

EXTRA FEATURES

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 12/09/2019 BY DJ Total Acres: 0.00 Total Land Value: 136,500 Market: 0 Agricultural: 0 Common: 136,500 PRINTED 07/30/2025 BY SYS