PT OF LOT 31
L/E OR 1467/166
SUB OF SEC 30 PB 1/5

TAVANIS AUDREY L/E/
1417 SADLER RD #217
FERNANDINA BEACH, FL 32034

2025

00-00-30-0800-0031-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	04	BUILT-UP 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
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

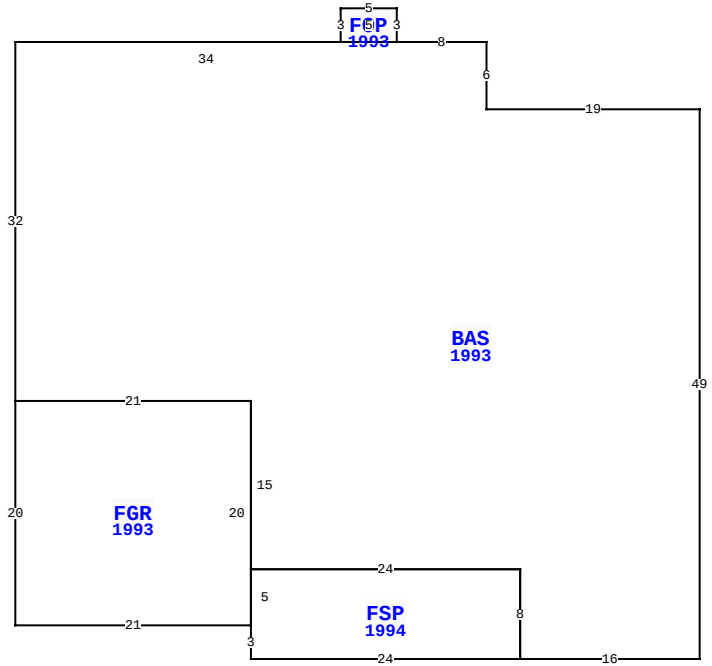
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 02
NEIGHBORHOOD/LOC 2019.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,566	100	1993	2,566	189,948
FGR	420	55	1993	231	17,100
FOP	15	30	1993	4	296
FSP	192	40	1994	77	5,700
TOTALS	3,193			2,878	213,044

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,878	117.5000	117.50	338,165	1956	1970	0	0	0	37.00	63.00

1 SINGLE FAM – 100% - 2007 Heated Area: 2566 HX Base Yr 2007



1862 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		213,044
TOTAL MARKET OB/XF VALUE		9,544
TOTAL LAND VALUE - MARKET		231,400
TOTAL MARKET VALUE		453,988
SOH/AGL Deduction		225,535
ASSESSED VALUE		228,453
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		177,731
TOTAL JUST VALUE		453,988
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		445,126

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1467/0166	12/21/2006	WD	Q	I	01	100
GRANTOR: TAVANIS AUDREY & SAND						
GRANTEE: TAVANIS AUDREY L/E						
1144/1077	6/11/2003	WD	Q	I	01	100
GRANTOR: TAVANIS NICHOLAS						
GRANTEE: TAVANIS NICHOLAS &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W19 N6 W8 FOP=[YR=1993] N3 W5 S3 E5 $ W34 S32
FGR=[YR=1993] S20 E21 FSP=[YR=1994] S3 E24 N8 W24 S5 $ N20
W21 $ E21 S15 E24 S8 E16 N49 $.

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	0	0	400.00	SF	35.00	35.00	100	1980	1980	3	20	2,800	
2	0940	SHEDS/PORT	0	100	0	0	25.00	SF	30.00	30.00	100	1980	1980	3	20	150	
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1956	1956	3	20	700	
4	0810	CONCRETE A	0	100	0	0	982.00	SF	6.50	6.50	100	1970	1970	3	20	1,277	
5	1242	WD DECK A	0	100	21	19	399.00	SF	10.00	10.00	100	1991	1991	3	20	798	
6	0845	KOOL DECK	0	100	0	0	597.00	SF	7.25	7.25	100	1982	1982	3	35	1,515	
7	0940	SHEDS/PORT	0	100	12	20	240.00	SF	30.00	30.00	100	1998	1998	3	20	1,440	
8	0940	SHEDS/PORT	0	100	12	12	144.00	SF	30.00	30.00	100	1998	1998	3	20	864	

LAND DESCRIPTION

TOTAL OB/XF 9,544

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-	2178.00	240.00	178.00	FF		1.00	1.00	1.00	1,300.00	1,300.00	231,400							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 231,400 Market: 0 Agricultural: 0 Common: 231,400 PRINTED 07/30/2025 BY SYS