S178 FT OF N356 FT OF W240 FT
OF CASHEN LOT 31
EX OR 370/131

JOHNSON RANDY S
1874 CLINCH DRIVE
FERNANDINA BEACH, FL 32034

2025

00-00-30-0800-0031-0020

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	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
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

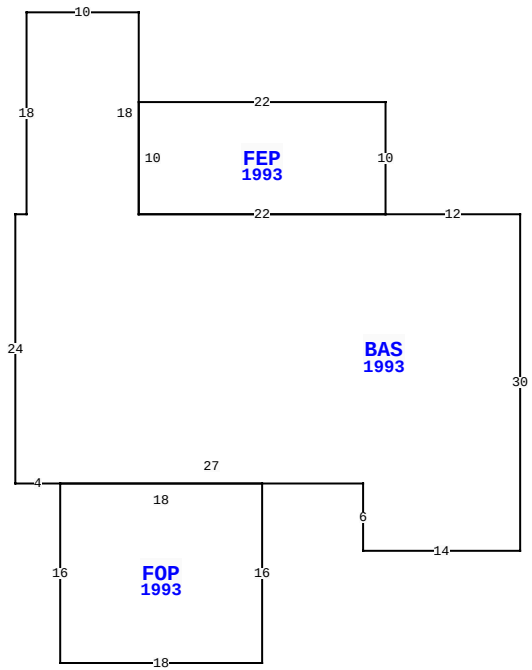
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 02
NEIGHBORHOOD/LOC 2019.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,344	100	1993	1,344	116,525
FEP	220	80	1993	176	15,259
FOP	288	30	1993	86	7,456
TOTALS	1,852			1,606	139,240

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,606	127.5000	127.50	204,765	1959	1980	0	0	0	32.00	68.00

1 SINGLE FAM – 0% - 2023 Heated Area: 1344 HX Base Yr



1874 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	139,240
TOTAL MARKET OB/XF VALUE	4,728
TOTAL LAND VALUE - MARKET	231,400
TOTAL MARKET VALUE	375,368
SOH/AGL Deduction	0
ASSESSED VALUE	375,368
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	375,368
TOTAL JUST VALUE	375,368
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	369,409

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E951634	CHNGE SRVC	0	02/01/1995
M950962	H/AC	0	02/01/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2604/0275	11/22/2022	WD	Q	I	01	459,000
GRANTOR: SAPPY LOGS LLC						
GRANTEE: JOHNSON RANDY S						
2556/0612	4/18/2022	WD	Q	I	01	400,000
GRANTOR: BOWEN YANCY BRETT & Y						
GRANTEE: SAPPY LOGS LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W12 FEP=[YR=1993] N10 W22 S10 E22 $ W22 N18 W10 S18 W1 S24 E4 FOP=[YR=1993] S16 E18 N16 W18 $ E27 S6 E14 N30 $.

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	0680	POLE SHED	0	0	0	0	400.00	SF	10.00	10.00	100	1980	1980	3	20	800	
2	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1959	1959	3	20	700	
3	0940	SHEDS/PORT	0	0	8	12	96.00	SF	18.30	18.30	100	1985	1985	3	20	351	
4	0510	GARAGE WD-	0	0	20	16	320.00	SF	26.95	26.95	100	1985	1985	3	20	1,725	
5	0940	SHEDS/PORT	0	0	12	16	192.00	SF	30.00	30.00	100	1998	1998	3	20	1,152	

LAND DESCRIPTION

TOTAL OB/XF 4,728

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	0		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