



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 90
Roof Cover	12	MODULAR MT 10
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	3	100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units	0	0 100
Occupancy	00	NONE 100

Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY

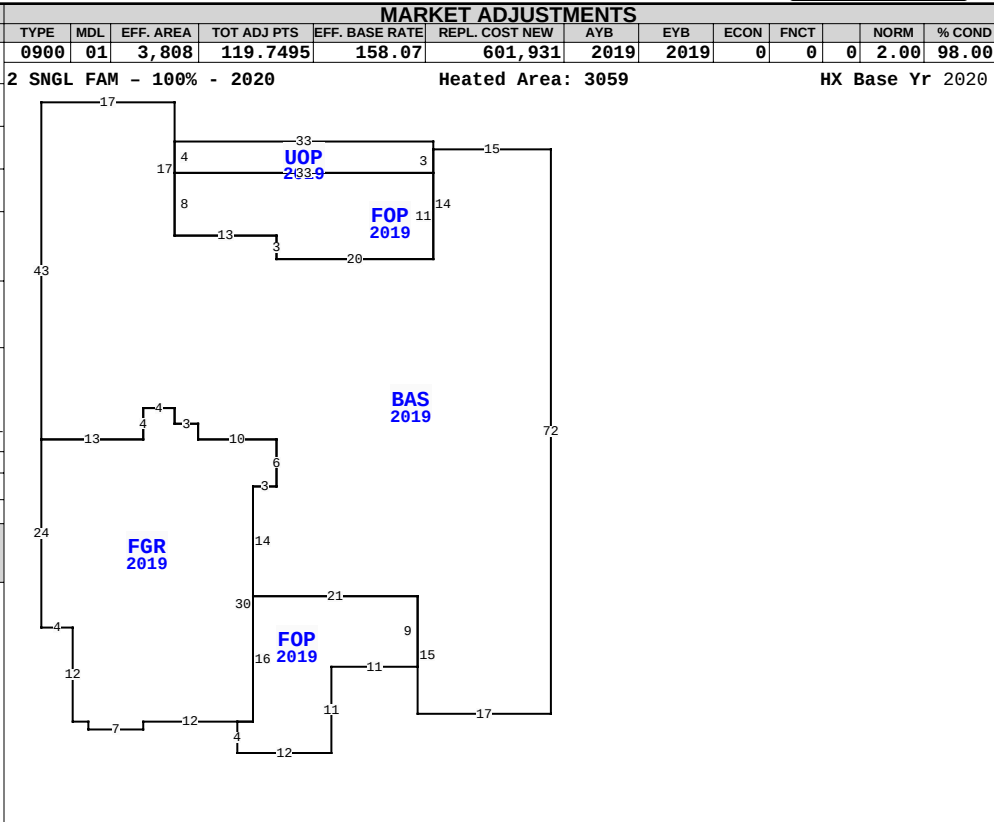
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	2019.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,059	100	2019	3,059	473,865
FGR	971	55	2019	534	82,721
FOP	307	30	2019	92	14,251
FOP	324	30	2019	97	15,026
UOP	132	20	2019	26	4,028

TOTALS	4,793			3,808	589,892
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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	0812	CONCRETE C	0	100	0	0	4,664.00	SF	4.00
3	0810	CONCRETE A	0	100	0	0	210.00	SF	6.50
4	0462	ST/AL FNC	0	100	0	0	1,008.00	SF	10.00
5	0861	POOL GUNIT	0	100	0	0	504.00	SF	85.00
6	0855	CONC PAVER	0	100	0	0	1,128.00	SF	10.00
7	0855	CONC PAVER	0	100	0	0	453.00	SF	10.00
8	0871	POOL HTR R	0	100	0	0	1.00	UT	2,000.00

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	2.43



1877 CLINCH DR, FERNANDINA BEACH	BLD DATE	LGL DATE	05/05/2025	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

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
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2019	2019	3	98	3,430	
2	0812	CONCRETE C	0	100	0	0	4,664.00	SF	4.00	4.00	100	2019	2019	3	97	18,096	
3	0810	CONCRETE A	0	100	0	0	210.00	SF	6.50	6.50	100	2019	2019	3	97	1,324	
4	0462	ST/AL FNC	0	100	0	0	1,008.00	SF	10.00	10.00	100	2019	2019	3	87	8,770	
5	0861	POOL GUNIT	0	100	0	0	504.00	SF	85.00	85.00	100	2019	2019	3	87	37,271	
6	0855	CONC PAVER	0	100	0	0	1,128.00	SF	10.00	10.00	100	2019	2019	3	97	10,942	
7	0855	CONC PAVER	0	100	0	0	453.00	SF	10.00	10.00	100	2019	2019	3	97	4,394	
8	0871	POOL HTR R	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2019	2019	3	82	1,640	

TOTAL OB/XF										85,867							
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE
1	000116	C	RES MARSH	100	0006	RSF-2	0.00	0.00	2.43	AC		1.00	1.00	0.90	215,000.00	193,500.00	470,205

NASSAU COUNTY PROPERTY										PAGE 1 of 1							
VALUATION SUMMARY										STANDARD							
VALUATION BY										Tax Group: 8							
BUILDING MARKET VALUE										Tax Dist:							
TOTAL MARKET OB/XF VALUE										589,892							
TOTAL LAND VALUE - MARKET										85,867							
TOTAL MARKET VALUE										470,205							
SOH/AGL Deduction										1,145,964							
ASSESSED VALUE										384,852							
TOTAL EXEMPTION VALUE										HX HB							
BASE TAXABLE VALUE										50,722							
TOTAL JUST VALUE										710,390							
NCON VALUE										1,145,964							
INCOME VALUE										0							
PREVIOUS YEAR MKT VALUE										955,577							

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C0191290	CO ISSUED	0	02/11/2019
B1812038	SWIM POOL	60,000	12/10/2018
B1710308	NEW CONSTR	497,150	11/20/2017
B1633477	DEMOLITION	0	11/01/2016
B1633478	DEMO HOME	0	11/01/2016

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2689/704	1/10/2024	QC	U	I	11		100
GRANTOR: CHILDERS W DURAND & S							
GRANTEE: CHILDERS SUSAN L							
2064/1593	8/12/2016	WD	Q	V	02		309,000
GRANTOR: WILCOX JIM JR & BEVER							
GRANTEE: CHILDERS W DURAND &							

BUILDING NOTES									
BUILDING DIMENSIONS									
BAS=[YR=2019] W15 UOP=[YR=2019] N1 W33 S4 FOP=[YR=2019] S8 E13 S3 E20 N11 W33\$ E33 N3\$S14 W20 N3 W13 N17 W17 S43 FGR=[YR=2019] S24 E4 S12 E2 S1 E7 N1 E12 FOP=[YR=2019] S4 E12 N11 E11 N9 W21 S16 W2\$ E2 N30 E3 N6 W10 N2 W3 N2 W4 S4 W13\$ E13 N4 E4 S2 E3 S2 E10 S6 W3 S14 E21 S15 E17 N72\$.									