PT OF LOT 33 (S-1 & S-4)
OR 559 PG 1211
SUB OF SEC 30 PB 1/5

PITTS TROY L
PO BOX 904
FERNANDINA BEACH, FL 32035-0904

2025

00-00-30-0800-0033-0010

BUILDING CHARACTERISTICS

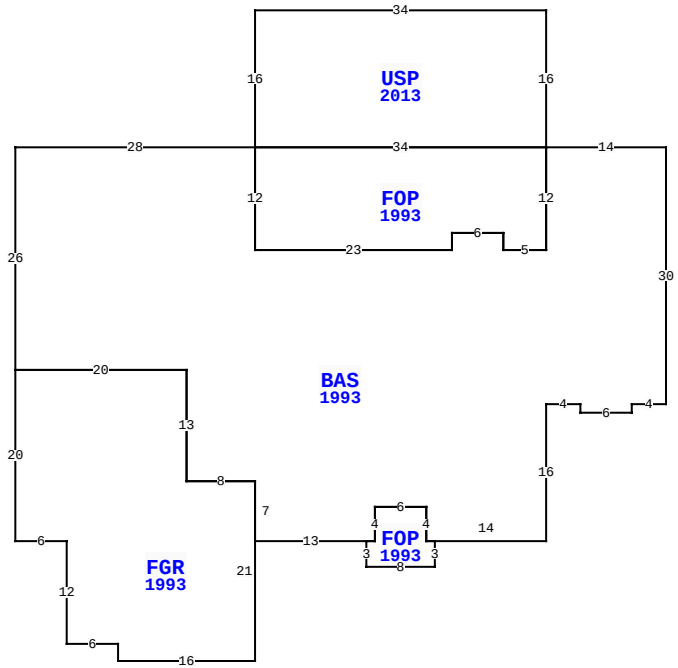
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	07	CORK/VTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	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	2,402	100	1993	2,402	264,639
FGR	752	55	1993	414	45,612
FOP	48	30	1993	14	1,542
FOP	396	30	1993	119	13,111
USP	544	30	2013	163	17,958
TOTALS	4,142			3,112	342,863

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,112	99.3600	131.16	408,170	1992	1992	0	0	0	16.00	84.00

1 SNGL FAM – 100% - 1993 Heated Area: 2402 HX Base Yr 1993



1895 CLINCH DR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/05/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		342,863
TOTAL MARKET OB/XF VALUE		7,664
TOTAL LAND VALUE - MARKET		154,000
TOTAL MARKET VALUE		504,527
SOH/AGL Deduction		287,465
ASSESSED VALUE		217,062
TOTAL EXEMPTION VALUE	HX HB DX	55,722
BASE TAXABLE VALUE		161,340
TOTAL JUST VALUE		504,527
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		433,448

PERMIT NUM	DESCRIPTION	AMT	ISSUED
8092	NEW CONSTR	99,796	05/15/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0559/1211	12/29/1988	WD	U	I	09	31,500

GRANTOR: DALLAS FLORA B ET AL

GRANTEE: PITTS TROY L

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W14 USP=[YR=2013] N16 W34 S16 FOP=[YR=1993] S12 E23 N2 E6 S2 E5 N12 W34$ E34$ S12 W5 N2 W6 S2 W23 N12 W28 S26 FGR=[YR=1993] S20 E6 S12 E6 S2 E16 N21 W8 N13 W20$ E20 S13 E8 S7 E13 FOP=[YR=1993] S3 E8 N3 W1 N4 W6 S4 W1$ E1 N4 E6 S4 E14 N16 E4 S1 E6 N1 E4 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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1992	1992	3	70	2,450	
2	0810	CONCRETE A	0	100	0	0	630.00	SF	6.50	6.50	100	1992	1992	3	62	2,539	
3	0940	SHEDS/PORT	0	100	16	16	256.00	SF	30.00	30.00	100	1998	1998	3	20	1,536	
4	0810	CONCRETE A	0	100	24	10	240.00	SF	6.50	6.50	100	1998	1998	3	73	1,139	

LAND DESCRIPTION

TOTAL OB/XF 7,664

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-	2153.00	306.00	1.10	AC		1.00	1.00	1.00	140,000.00	140,000.00	154,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 1.10 Total Land Value: 154,000 Market: 0 Agricultural: 0 Common: 154,000 PRINTED 07/30/2025 BY SYS