PT OF LOT 33
IN OR 52/452, OR 125/638, &
OR 130/532

REYNOLDS HERSCHEL W & SANDRA D
1881 CLINCH DR
FERNANDINA BEACH, FL 32034

2025

00-00-30-0800-0033-0030

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

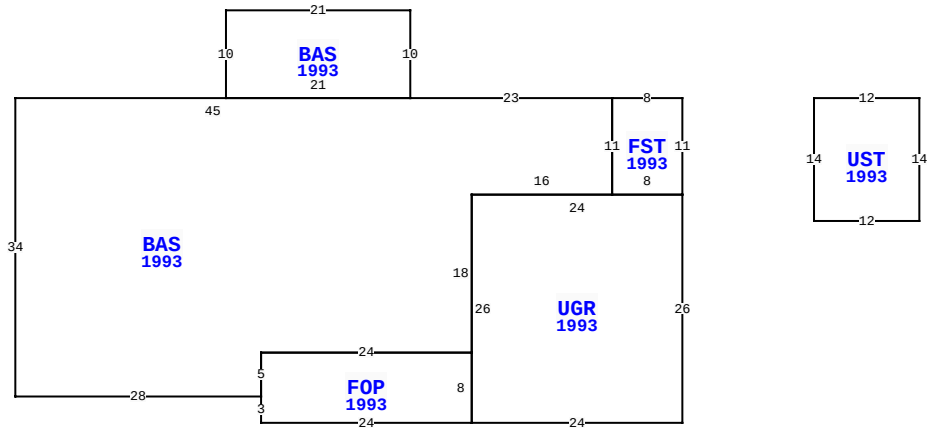
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 80
Interior Wall	04	PLYWOOD 20
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	210	100	1993	210	17,808
BAS	1,824	100	1993	1,824	154,669
FOP	192	30	1993	58	4,918
FST	88	55	1993	48	4,070
UGR	624	45	1993	281	23,828
UST	168	45	1993	76	6,444
TOTALS	3,106			2,497	211,738

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,497	116.1600	116.16	290,052	1972	1990	0	0	0	27.00	73.00

1 SINGLE FAM – 100% - 0 Heated Area: 2034 HX Base Yr



1881 CLINCH DR, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		211,738
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		770,100
TOTAL MARKET VALUE		981,838
SOH/AGL Deduction		229,174
ASSESSED VALUE		752,664
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		701,942
TOTAL JUST VALUE		981,838
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		358,525

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R1213145	REROOF	6,000	09/03/2012

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0130/0532	1/01/1972	WD	Q	V		5,000
GRANTOR:						
GRANTEE:						
0125/0638	1/01/1972	WD	Q	V		800
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

FST=[YR=1993] W8 BAS=[YR=1993] W23 BAS=[YR=1993] N10 W21 S10 E21 $ W45 S34 E28 FOP=[YR=1993] S3 E24 UGR=[YR=1993] E24 N26 W24 S26 $ N8 W24 S5 $ N5 E24 N18 E16 N11 $ S11 E8 N11 $ PTR= E15 UST=[YR=1993] E12 S14 W12 N14 $ W15 $.

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
1	000100	C	RES	100	0006	RSF-2	100.00	200.00	100.00	FF		1.00	1.00	1.20	1,300.00	1,560.00	156,000							
2	000100	C	RES	100		RSF-2	106.00	100.00	0.24	AC		1.00	1.00	1.00	140,000.00	140,000.00	33,600							
3	000116	C	RES MARSH	100		RSF-2	0.00	0.00	3.00	AC		1.00	1.00	0.90	215,000.00	193,500.00	580,500							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 3.62 Total Land Value: 770,100 Market: 0 Agricultural: 0 Common: 770,100 PRINTED 07/30/2025 BY SYS