

PT OF LOTS 33 & 34
IN OR 893/1617 & OR 1845/897 &
OR 1845/899

THOMPSON CHRISTOPHER & JEANA S
PO BOX 6157
FERNANDINA BEACH, FL 32035-6157

2025

00-00-30-0800-0033-0080



BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS												NASSAU COUNTY PROPERTY																							
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1																										
Exterior Wall	05	AVERAGE 100	0100	01	2,021	102.9000	102.90	207,961	1988	1995	0	0	0	14.25	85.75	VALUATION BY																									
Roof Structur	03	GABLE/HIP 100	1 SINGLE FAM - 100% - 2001													Heated Area: 1924													HX Base Yr 2001												
Roof Cover	03	COMP SHNGL 100																																							
Interior Wall	05	DRYWALL 100																																							
Interior Floo	14	CARPET 100																																							
Air Condition	03	CENTRAL 100																																							
Heating Type	04	AIR DUCTED 100																																							
Bedrooms	3	100																																							
Bathrooms	2	100																																							
Frame	02	WOOD FRAME 100																																							
Stories	2.	2. 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	878	100	1993	878	77,472																																				
BAS	266	100	2012	266	23,471																																				
DCK	24	10	2012	2	177																																				
DCK	80	10	2012	8	706																																				
FOP	264	30	1993	79	6,971																																				
FUS	780	100	1993	780	68,825																																				
STR	24	10	1994	2	177																																				
STR	12	10	2012	1	88																																				
STR	18	10	2012	2	177																																				
STR	30	10	2012	3	265																																				
TOTALS			2,376		2,021	178,327																																			
EXTRA FEATURES			1925 CLINCH DR, FERNANDINA BEACH																																						
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	0940	SHEDS/PORT	0	100	8	10			80.00	SF	30.00	100	2011	2011	3	45	1,080																								
2	0830	FLAGSTONE	0	100	26	6			156.00	SF	12.00	100	1989	1989	3	54.5	1,020																								
LAND DESCRIPTION																																									
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	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV																	
1	000100	C	RES	100	0007	RSF-2	2142.00	150.00	142.00	FF		1.00	1.00	1.00	1,300.00	1,300.00	184,600																								
2	000116	C	RES MARSH	100	0006	RSF-2	0.00	0.00	1.99	AC		1.00	1.00	0.80	215,000.00	172,000.00	342,280																								
REVIEW DATE 05/12/2019 BY KBA Total Acres: 1.99 Total Land Value: 526,880 Market: 0 Agricultural: 0 Common: 526,880 PRINTED 07/30/2025 BY SYS																																									