

S 148 FT OF N 272 FT OF LOT 34
IN OR 1910/1719
SUB OF SEC 30 PB 1/5

THOMPSON JEANA S
1925 CLINCH DR
FERNANDINA BEACH, FL 32034

2025

00-00-30-0800-0034-0020



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 60
Exterior Wall	15	CONC BLOCK 40
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	08	SHT VINYL 50
Interior Floor	14	CARPET 50
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms	3	100
Bathrooms	2.5	100
Frame	03	MASONRY 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
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NEIGHBORHOOD/LOC	2019.00
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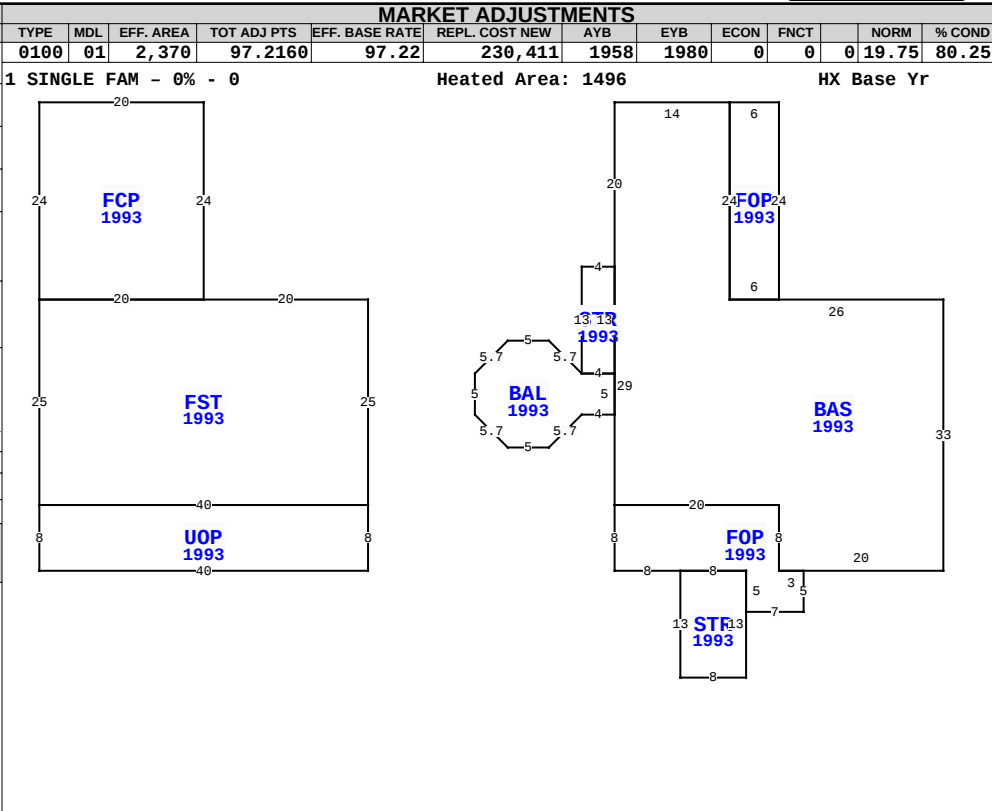
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	157	15	1993	24	1,872
BAS	1,496	100	1993	1,496	116,716
FCP	480	25	1993	120	9,362
FOP	144	30	1993	43	3,354
FOP	195	30	1993	58	4,525
FST	1,000	55	1993	550	42,910
STR	52	10	1993	5	390
STR	104	10	1993	10	780
UOP	320	20	1993	64	4,993

TOTALS	3,948			2,370	184,905
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0810	CONCRETE A	0	0	0	595.00	SF	6.50	6.50
2	0749	M/H STORG	0	0	0	1.00	UT	500.00	500.00
3	0940	SHEDS/PORT	0	0	12	192.00	SF	20.10	20.10

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	0		RSF-2	0.00	0.00	2.69

REVIEW DATE	05/12/2019	BY	KBA
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BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/05/2025
INC DATE		AG DATE	MLU

TOTAL OB/XF									
2,589									

TOTAL OB/XF									
2,589									

Market:	0
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NASSAU COUNTY PROPERTY			
PAGE 1 of 1			
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 8		Tax Dist:	
BUILDING MARKET VALUE		184,905	
TOTAL MARKET OB/XF VALUE		2,589	
TOTAL LAND VALUE - MARKET		520,515	
TOTAL MARKET VALUE		708,009	
SOH/AGL Deduction		166,650	
ASSESSED VALUE		541,359	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		541,359	
TOTAL JUST VALUE		708,009	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		518,078	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B950313	REPAIR/RRF	3,120	03/01/1995

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1910/1719	4/02/2014	QC	U	I	11
GRANTOR: THOMPSON CHRISTOPHER					
GRANTEE: THOMPSON JEANA S					
0254/0431	12/01/1977	WD	U	I	59,000
GRANTOR:					
GRANTEE:					

BUILDING NOTES									
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BUILDING DIMENSIONS									
FOP=[YR=1993] W6 BAS=[YR=1993] W14 S20 STR=[YR=1993] W4 S13 BAL=[YR=1993] U4 L4 W5 D4 L4 S5 D4 R4 E5 U4 R4 E4 N5 W4\$ E4 N13\$ S29 FOP=[YR=1993] S8 E8 STR=[YR=1993] S13 E8 N13 W8\$ E8 S5 E7 N5 W3 N8 W20 \$ E20 S8 E20 N33 W26 N24 \$ S24 E6 N24 \$ PTR= W50S24 FST=[YR=1993] W20 FCP=[YR=1993] N24W20S24E20\$ W20S25 UOP=[YR=1993] S8E40N8W40\$ E40N25 \$ N24E50 \$.									