PT OF N 154' OF S 308' OF LOT
34 S-4 & S-6 OF LOT 34
IN OR 1741/1657

MEAD PHILIP G & MARY M
PO BOX 16227
FERNANDINA BEACH, FL 32035

2025

00-00-30-0800-0034-0040

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 100
Interior Floo	12	HARDWOOD 100
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

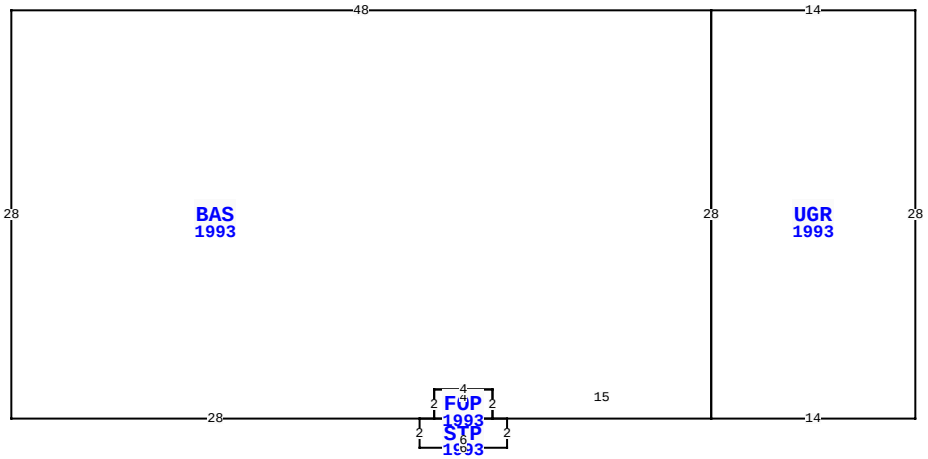
NEIGHBORHOOD/LOC 2019.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,336	100	1993	1,336	125,854
FOP	8	30	1993	2	188
STP	12	10	1993	1	94
UGR	392	45	1993	176	16,579
TOTALS	1,748			1,515	142,716

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,515	133.6200	133.62	202,434	1964	1985	0	0	0	29.50	70.50

1 SINGLE FAM – 100% - 2012 Heated Area: 1336 HX Base Yr 2012



1939 CLINCH CIR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		142,716
TOTAL MARKET OB/XF VALUE		2,774
TOTAL LAND VALUE - MARKET		214,500
TOTAL MARKET VALUE		359,990
SOH/AGL Deduction		152,530
ASSESSED VALUE		207,460
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		156,738
TOTAL JUST VALUE		359,990
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		354,011

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1428331	DECK	3,533	02/01/2014
B1326914	WINDOWS	4,466	02/01/2013
20017783	CHNGE SRVC	0	02/01/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1741/1657	6/03/2011	WD	U	I	38	159,000
GRANTOR: COTTLE STANLEY H & DE						
GRANTEE: MEAD PHILIP G & MAR						
1021/1297	11/29/2001	WD	Q	I		120,000
GRANTOR: HULL JOHN H & PEARL D						
GRANTEE: COTTLE STANLEY H &						

BUILDING NOTES

BUILDING DIMENSIONS

UGR=[YR=1993] W14 BAS=[YR=1993] W48 S28 E28 STP=[YR=1993] S2E6N2W6$E1 FOP=[YR=1993] E4N2W4S2$ N2E4S2 E15 N28$S28E14N28$.

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	0810	CONCRETE A	0	100	25	9	225.00	SF	6.50	6.50	100	1964	1964	3	20	293	
2	0810	CONCRETE A	0	100	0	0	135.00	SF	6.50	6.50	100	1964	1964	3	20	176	
3	0810	CONCRETE A	0	100	0	0	500.00	SF	6.50	6.50	100	1980	1980	3	30	975	
4	0940	SHEDS/PORT	0	100	8	10	80.00	SF	18.30	18.30	100	2005	2005	3	22	322	
5	1242	WD DECK A	0	100	12	14	168.00	SF	10.00	10.00	100	2014	2014	3	60	1,008	

LAND DESCRIPTION

TOTAL OB/XF 2,774

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	000116	C	RES MARSH	100	0007	RSF-	2143.00	225.00	143.00	FF		1.00	1.00	1.00	1,500.00	1,500.00	214,500							

REVIEW DATE 08/02/2022 BY KBA Total Acres: 0.00 Total Land Value: 214,500 Market: 0 Agricultural: 0 Common: 214,500 PRINTED 07/30/2025 BY SYS