S 154 FT OF LOT 34
IN OR 2473/104
SUB OF SEC 30 PB 1/5

RAHME RUBEN OCTAVIO M/RUBI MARIA GUADALUPE JIMENEZ
1947 CLINCH DRIVE
FERNANDINA BEACH, FL 32034

2025

00-00-30-0800-0034-0050

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

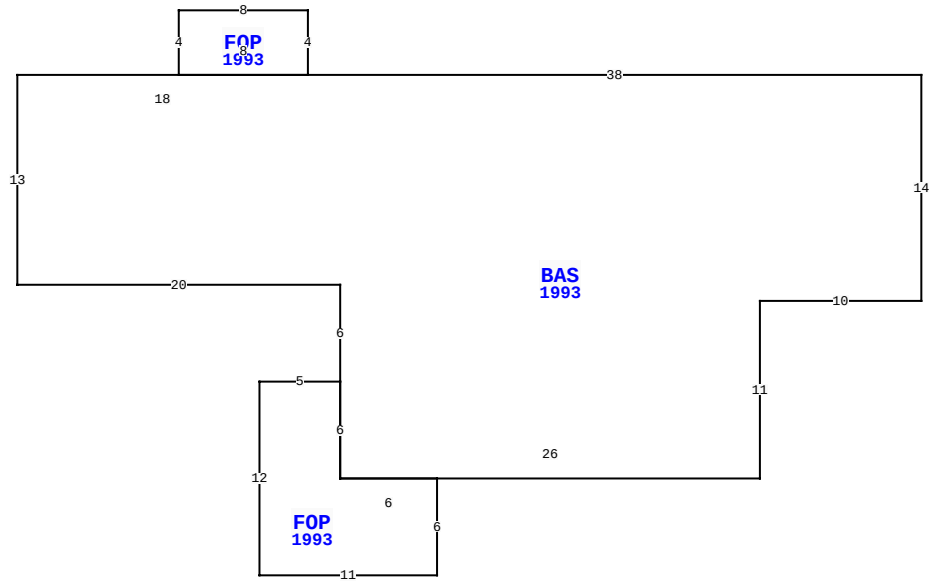
ELEMENT	CD	CONSTRUCTION
Exterior Wall	06	BD/BATTEN 100
Roof Structur	01	FLAT 100
Roof Cover	04	BUILT-UP 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		1 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	05	DIST 1A 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
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	1,050	100	1993	1,050	93,910
FOP	32	30	1993	10	895
FOP	96	30	1993	29	2,594
TOTALS	1,178			1,089	97,397

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,089	109.0740	109.07	118,777	1983	2000	0	0	0	18.00	82.00

1 SINGLE FAM – 100% - 2022 Heated Area: 1050 HX Base Yr 2022



1947 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		97,397
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		350,000
TOTAL MARKET VALUE		447,397
SOH/AGL Deduction		158,375
ASSESSED VALUE		289,022
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		238,300
TOTAL JUST VALUE		447,397
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		280,877

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1226580	240 SF SHED	9,559	11/01/2012

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2473/0104	6/21/2021	QC	U	I	11	100
GRANTOR: RAHME RUBEN OCTAVIO M						
GRANTEE: RAHME RUBEN O M & M						
2257/0247	2/22/2019	WD	Q	I	01	320,000
GRANTOR: JONES DOROTHY B & CHA						
GRANTEE: RAHME RUBEN OCTAVIO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W38 FOP=[YR=1993] N4 W8 S4 E8$W18 S13 E20 S6
FOP=[YR=1993] W5 S12 E11 N6 W6 N6$S6 E26 N11 E10N14$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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		RSF-2	0.00	0.00	2.50	AC		1.00	1.00	1.00	140,000.00	140,000.00	350,000							

REVIEW DATE 05/09/2019 BY DJ Total Acres: 2.50 Total Land Value: 350,000 Market: 0 Agricultural: 0 Common: 350,000 PRINTED 07/30/2025 BY SYS