PT OF LOT 42
IN OR 2699 PG 1664
SUB OF SEC 30 PB 1/5

PERRY-BAKER JUANITA L/E/
1972 CLINCH DRIVE
FERNANDINA BEACH, FL 32034

2025

00-00-30-0800-0042-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

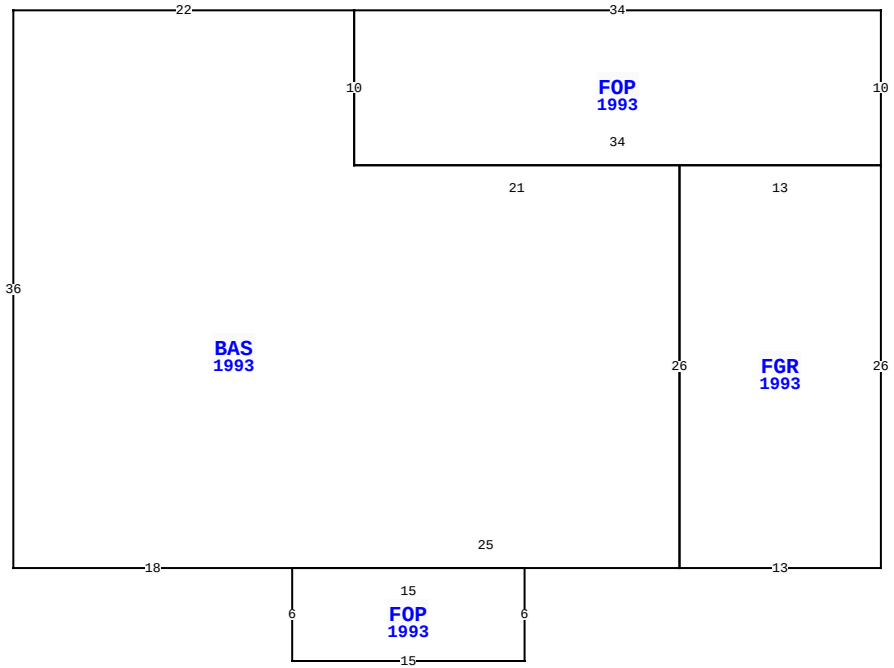
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 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	1,338	100	1993	1,338	119,955
FGR	338	55	1993	186	16,675
FOP	90	30	1993	27	2,421
FOP	340	30	1993	102	9,145
TOTALS	2,106			1,653	148,196

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,653	109.0000	109.00	180,177	1982	1982	0	0	0	17.75	82.25

1 SINGLE FAM – 100% - 1993 Heated Area: 1338 HX Base Yr 1993



1972 CLINCH DR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/11/2024 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		148,196
TOTAL MARKET OB/XF VALUE		13,570
TOTAL LAND VALUE - MARKET		168,350
TOTAL MARKET VALUE		330,116
SOH/AGL Deduction		217,209
ASSESSED VALUE		112,907
TOTAL EXEMPTION VALUE	HX HB SL	112,907
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		330,116
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		323,923

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B970621	REPAIR/RRF	2,600	07/01/1997
985	ADDITION	3,000	05/01/1994
1157	NEW CONSTR	23,800	01/01/1981

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2699/1664	3/14/2024	LE	U	I	11	100
GRANTOR: PERRY-BAKER JUANITA						
GRANTEE: MOORE CATHY P						
0504/1201	12/01/1986	FS	U	I		100
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=1993] W34 BAS=[YR=1993] W22 S36 E18 FOP=[YR=1993] S6E15 N6 W15$ E25 FGR=[YR=1993] E13 N26 W13 S26$ N26 W21 N10$ S10 E34 N10$.

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	0511	GARAGE CB-	0	100	26	22	572.00	SF	40.00	40.00	100	1980	1980	3	30	6,864	
2	0812	CONCRETE C	0	100	0	0	2,170.00	SF	4.00	4.00	100	1986	1986	3	47	4,080	
3	0510	GARAGE WD-	0	100	22	10	220.00	SF	35.00	35.00	100	1986	1986	3	20	1,540	
4	0681	POLE SHED	0	100	22	7	154.00	SF	15.00	15.00	100	1986	1986	3	20	462	
5	0350	CARPORT WD	0	100	15	16	240.00	SF	13.00	13.00	100	1996	1996	3	20	624	

LAND DESCRIPTION

TOTAL OB/XF 13,570

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	000100	C	RES	100		RSF-	2185.00	108.00	185.00	FF		1.00	1.00	0.70	1,300.00	910.00	168,350							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 168,350 Market: 0 Agricultural: 0 Common: 168,350 PRINTED 07/30/2025 BY SYS