



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 70
Exterior Wall	05	AVERAGE 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
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
AOF	720	110	1993	792	63,582
HXB	1,476	100	1993	1,476	118,493
HXB	1,080	100	1994	1,080	86,703
HXB	484	100	1997	484	38,856
HXP	180	30	1993	54	4,335
HXP	144	30	1994	43	3,452

TOTALS	4,084			3,929	315,420
--------	-------	--	--	-------	---------

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0810	CONCRETE A	0	100	0	0	1,069.00	SF	6.50
2	0940	SHEDS/PORT	0	100	16	9	144.00	SF	30.00
3	0810	CONCRETE A	0	100	0	0	544.00	SF	6.50
4	0810	CONCRETE A	0	100	4	4	16.00	SF	6.50
5	1241	WD DECK G	0	100	0	0	426.00	UT	17.25
6	0810	CONCRETE A	0	100	8	3	24.00	SF	6.50
7	0810	CONCRETE A	0	100	0	0	1,293.00	SF	6.50
8	0911	SCRN RM A	0	100	10	29	290.00	SF	52.50
9	0810	CONCRETE A	0	100	50	4	200.00	SF	6.50

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100		RSF	2195.00	124.00	195.00

REVIEW DATE	05/12/2019	BY	KBA
-------------	------------	----	-----

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	3,929	105.1200	105.12	413,016	1980	1990	0	0	23.63	76.37
1 SINGLE FAM - 79.84% - 0 Heated Area: 3760 HX Base Yr 1995											
1988 CLINCH DR, FERNANDINA BEACH											

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

TOTAL OB/XF 17,702											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	RES	100		RSF	2195.00	124.00	195.00	FF	1.00

Total Acres: 0.00	Total Land Value: 190,125	Market: 0	Agricultural: 0
-------------------	---------------------------	-----------	-----------------

NASSAU COUNTY PROPERTY			
PAGE 1 of 1			
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 8		Tax Dist:	
BUILDING MARKET VALUE		315,420	
TOTAL MARKET OB/XF VALUE		17,702	
TOTAL LAND VALUE - MARKET		190,125	
TOTAL MARKET VALUE		523,247	
SOH/AGL Deduction		247,945	
ASSESSED VALUE		275,302	
TOTAL EXEMPTION VALUE		55,722	
BASE TAXABLE VALUE		219,580	
TOTAL JUST VALUE		523,247	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		509,724	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0007654	ADDITION	5,431	10/31/2000
E996267	REMODEL	600	10/16/1999
M99-3999	H/AC	2,000	10/16/1999
P993633	NEW BATH	400	10/16/1999
397-0381	ADDITION	18,930	05/02/1997
B01056	ADDITION	225	05/01/1994

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0630/0158	7/01/1991	QC	Q	I	01	100
GRANTOR: JONES KENNETH L						
GRANTEE: JONES KENNETH & B L						
0417/0588	4/01/1984	WD	Q	I		50,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES									
----------------	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS									
HXB=[YR=1993] W21 HXB=[YR=1997] N22 W22 S22 E22 \$ W35 S6 AOF=[YR=1993] W30 S24 E30 N24 \$ S24 E1 S2 E8 N2 E3 HXP=[YR=1994] S7 E12 HXP=[YR=1993] E15 N12 W15 S12 \$ N12 W12 S5 \$ N5 E44 N25\$ PTR= E15 HXB=[YR=1994] E30 N6 E12 S30 W42 N24\$ W15 \$.									

OTHER ADJUSTMENTS AND NOTES									

Common: 190,125	PRINTED 07/30/2025 BY SYS
-----------------	---------------------------