PT OF N1/2 OF LOT 43(EX S-3)
IN OR 1600/1646
SUB OF SEC 30 PB 1/5

FREEMAN LILLIAN N
1969 CLINCH DR
FERNANDINA BEACH, FL 32034

2025

00-00-30-0800-0043-0010

BUILDING CHARACTERISTICS

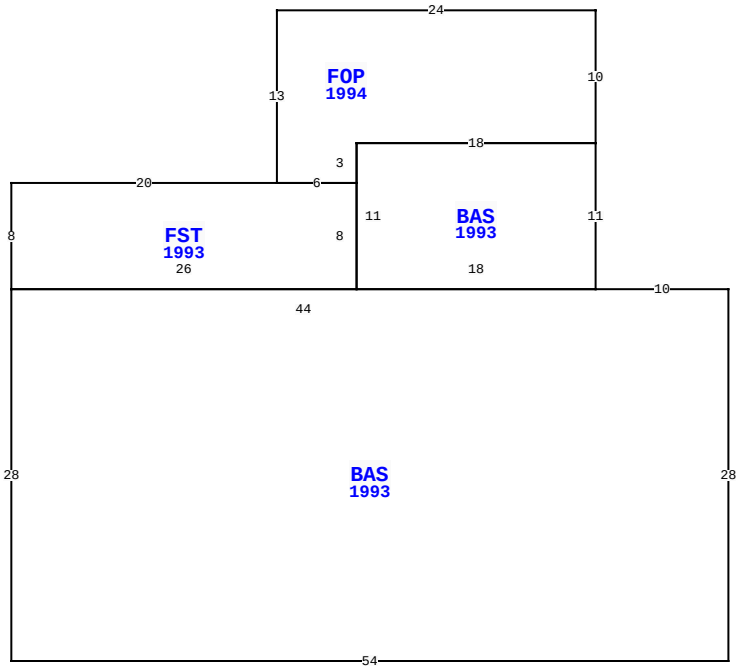
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	12	HARDWOOD 90
Interior Floo	07	CORK/VTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	198	100	1993	198	17,796
BAS	1,512	100	1993	1,512	135,899
FOP	258	30	1994	77	6,921
FST	208	55	1993	114	10,246
TOTALS	2,176			1,901	170,863

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,901	108.2900	108.29	205,859	1941	1985	0	0	0	17.00	83.00

1 SINGLE FAM – 100% - 0 Heated Area: 1710 HX Base Yr



1969 CLINCH DR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/05/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		170,863
TOTAL MARKET OB/XF VALUE		16,438
TOTAL LAND VALUE - MARKET		240,800
TOTAL MARKET VALUE		428,101
SOH/AGL Deduction		265,120
ASSESSED VALUE		162,981
TOTAL EXEMPTION VALUE	HX HB WX SL	162,981
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		428,101
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		308,593

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B9805395	XFOB	5,400	09/02/1998
B9805396	XFOB	9,000	09/02/1998
985	ADDITION	3,000	05/01/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1600/1646	1/14/2009	QC	U	I	11	100
GRANTOR: FREEMAN LILLIAN N						
GRANTEE: WALDRIP LESIA F & C						
1597/1792	12/18/2008	QC	Q	I	01	100
GRANTOR: FREEMAN LILLIAN N						
GRANTEE: WALDRIP LESIA F & C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W10 BAS=[YR=1993] N11 FOP=[YR=1994] N10 W24 S13 FST=[YR=1993] W20 S8 E26 N8 W6 $ E6 N3 E18 $ W18 S11 E18 $ W44 S28 E54 N28 $.

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	0510	GARAGE WD-	0	100	20	12	240.00	SF	26.95	26.95	100	1940	1940	3	20	1,294	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1941	1941	3	20	700	
3	0810	CONCRETE A	0	100	37	2	74.00	SF	6.50	6.50	100	1941	1941	3	20	96	
4	0351	CARPORT MT	0	100	20	20	400.00	SF	10.00	10.00	100	1999	1999	3	20	800	
5	0940	SHEDS/PORT	0	100	10	20	200.00	SF	30.00	30.00	100	1999	1999	3	20	1,200	
6	0351	CARPORT MT	0	100	12	4	48.00	SF	10.00	10.00	100	1999	1999	3	20	96	
7	0810	CONCRETE A	0	100	0	0	1,130.00	SF	6.50	6.50	100	1999	1999	3	75	5,509	
8	0351	CARPORT MT	0	100	10	25	250.00	SF	10.00	10.00	100	1999	1999	3	20	500	
9	0940	SHEDS/PORT	0	100	30	25	750.00	SF	30.00	30.00	100	1999	1999	3	20	4,500	
10	0810	CONCRETE A	0	100	18	3	54.00	SF	6.50	6.50	100	1999	1999	3	75	263	

TOTAL OB/XF 14,958

LAND DESCRIPTION

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	0006	RSF-2	0.00	0.00	1.72	AC		1.00	1.00	1.00	140,000.00	140,000.00	240,800							

REVIEW DATE 05/18/2020 BY DJA Total Acres: 1.72 Total Land Value: 240,800 Market: 0 Agricultural: 0 Common: 240,800 PRINTED 07/30/2025 BY SYS

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IN OR 1600/1646
SUB OF SEC 30 PB 1/5

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1969 CLINCH DR
FERNANDINA BEACH, FL 32034

2025

00-00-30-0800-0043-0010

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

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
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

BLD DATE		LGL DATE	
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NASSAU COUNTY PROPERTY

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BUILDING NOTES

BUILDING DIMENSIONS

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
11	1242	WD DECK A	0	100	10	4	40.00	SF	10.00	10.00	100	2010	2010	3	40	160	
12	1242	WD DECK A	0	100	0	0	330.00	SF	10.00	10.00	100	2010	2010	3	40	1,320	

LAND DESCRIPTION

TOTAL OB/XF 1,480

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

REVIEW DATE 05/18/2020 BY DJA Total Acres: 1.72 Total Land Value: 240,800 Market: 0 Agricultural: 0 Common: 240,800 PRINTED 07/30/2025 BY SYS