N320.4 FT OF S1/2 OF LOT 43
(EX S-5) IN OR 1745/206 &
CASE #08-DR-1116 OR 1721/440

MICKLER MICHAEL J
1981 CLINCH DR
FERNANDINA BEACH, FL 32034

2025

00-00-30-0800-0043-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

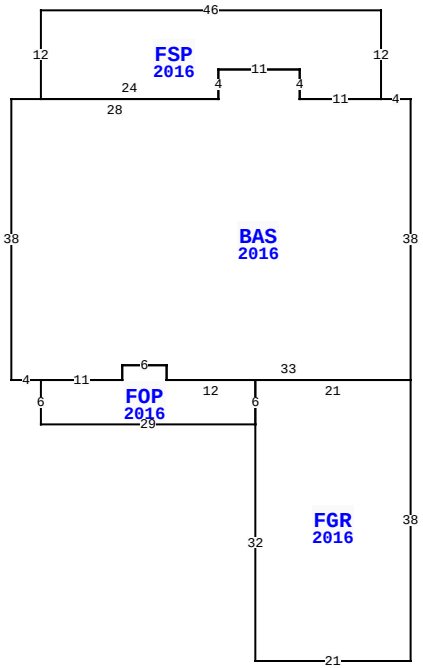
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
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	2,084	100	2016	2,084	282,615
FGR	798	55	2016	439	59,534
FOP	186	30	2016	56	7,595
FSP	508	40	2016	203	27,530
TOTALS	3,576			2,782	377,271

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,782	106.4640	140.53	390,954	2016	2016	0	0	0	3.50	96.50

3 SNGL FAM – 100% - 2017 Heated Area: 2084 HX Base Yr 2017



1981 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		377,271
TOTAL MARKET OB/XF VALUE		5,514
TOTAL LAND VALUE - MARKET		262,080
TOTAL MARKET VALUE		644,865
SOH/AGL Deduction		286,521
ASSESSED VALUE		358,344
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		307,622
TOTAL JUST VALUE		644,865
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		626,774

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1331141	CO ISSUED	0	04/04/2016
B1531141	NEW CONSTR	285,965	09/01/2015
7829	REPAIR/RRF	300	02/07/1992
6520	ADDITION	2,000	06/11/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1745/0206	6/17/2011	QC	U	V	11	100
GRANTOR: BEST REBECKA L						
GRANTEE: MICKLER MICHAEL J						
1369/1562	11/28/2005	WD	U	I	07	100
GRANTOR: WILLIAMS LARRY R						
GRANTEE: MICKLER REBECKA B &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2016] W4 FSP=[YR=2016] N12 W46 S12 E24 N4 E11 S4 E11$ W11 N4 W11 S4 W28 S38 E4 FOP=[YR=2016] S6 E29 FGR=[YR=2016] S32 E21 N38 W21 S6$ N6 W12 N2 W6 S2 W11$ E11 N2 E6 S2 E33 N38$.

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	0812	CONCRETE C	0	100	0	0	1,412.00	SF	4.00	4.00	100	2016	2016	3	95	5,366	
2	0810	CONCRETE A	0	100	6	4	24.00	SF	6.50	6.50	100	2016	2016	3	95	148	

LAND DESCRIPTION

TOTAL OB/XF 5,514

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-	2168.00	225.00	168.00	FF		1.00	1.00	1.20	1,300.00	1,560.00	262,080							

REVIEW DATE 08/02/2022 BY KBA Total Acres: 0.00 Total Land Value: 262,080 Market: 0 Agricultural: 0 Common: 262,080 PRINTED 07/30/2025 BY SYS