PT OF LOT 44
1986 SUMMIT/HORTON DW/MH
IN OR 2021/191

GARRETT VERONICA STAR
2027 CLINCH DR
FERNANDINA BEACH, FL 32034

2025

00-00-30-0800-0044-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 100
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
Quality	05	Quality Level 05

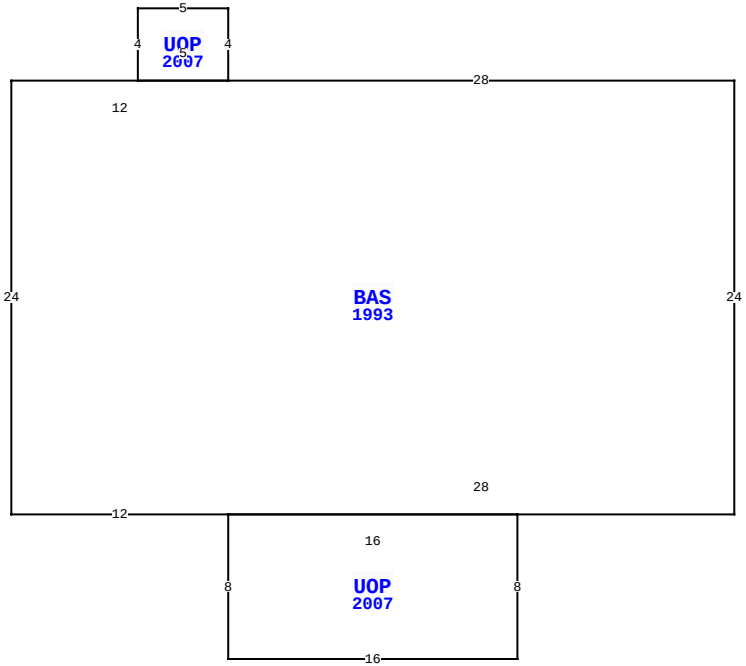
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 02
NEIGHBORHOOD/LOC 2019.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	960	100	1993	960	63,996
UOP	20	25	2007	5	333
UOP	128	25	2007	32	2,133
TOTALS	1,108			997	66,462

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	997	148.8000	119.04	118,683	1986	2006	0	0	0	44.00	56.00

1 M/H 93- – 100% - 2016 Heated Area: 960 HX Base Yr 2016



2027 CLINCH DR, FERNANDINA BEACH

BLD DATE	01/27/2015 KK	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		66,462
TOTAL MARKET OB/XF VALUE		1,760
TOTAL LAND VALUE - MARKET		130,000
TOTAL MARKET VALUE		198,222
SOH/AGL Deduction		109,366
ASSESSED VALUE		88,856
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		38,134
TOTAL JUST VALUE		198,222
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		192,032

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E17216	ELEC OTHER	18,000	04/01/2006
E17217	ELEC OTHER	18,000	04/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2021/0191	12/29/2015	WD	Q	I	01	89,000
GRANTOR: HARDY RICHARD & REBEC						
GRANTEE: GARRETT VERONICA ST						
1998/1361	8/24/2015	CT	U	I	18	50,000
GRANTOR: CLERK OF COURT						
GRANTEE: HARDY RICHARD & REB						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W28 UOP=[YR=2007] N4 W5 S4 E5$ W12 S24 E12
UOP=[YR=2007] S8 E16 N8 W16$ E28 N24 $.

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	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1986	1986	3	58	1,160	
2	0940	SHEDS/PORT	0	100	10	10	100.00	SF	30.00	30.00	100	1998	1998	3	20	600	

LAND DESCRIPTION

TOTAL OB/XF 1,760

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	0006	RSF-	2100.00	100.00	100.00	FF		1.00	1.00	1.00	1,300.00	1,300.00	130,000							

REVIEW DATE 08/02/2022 BY KBA Total Acres: 0.00 Total Land Value: 130,000 Market: 0 Agricultural: 0 Common: 130,000 PRINTED 07/30/2025 BY SYS