BLOCK 186 LOT 5
CITY OF FDNA BEACH

KENT BARBARA
2009 SUNRISE DRIVE
FERNANDINA BEACH, FL 32034

2025

00-00-31-1800-0186-0050

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 60
Exterior Wall	17	CB STUCCO 40
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 50
Interior Wall	06	CUST PANEL 50
Interior Floo	11	CLAY TILE 60
Interior Floo	12	HARDWOOD 40
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

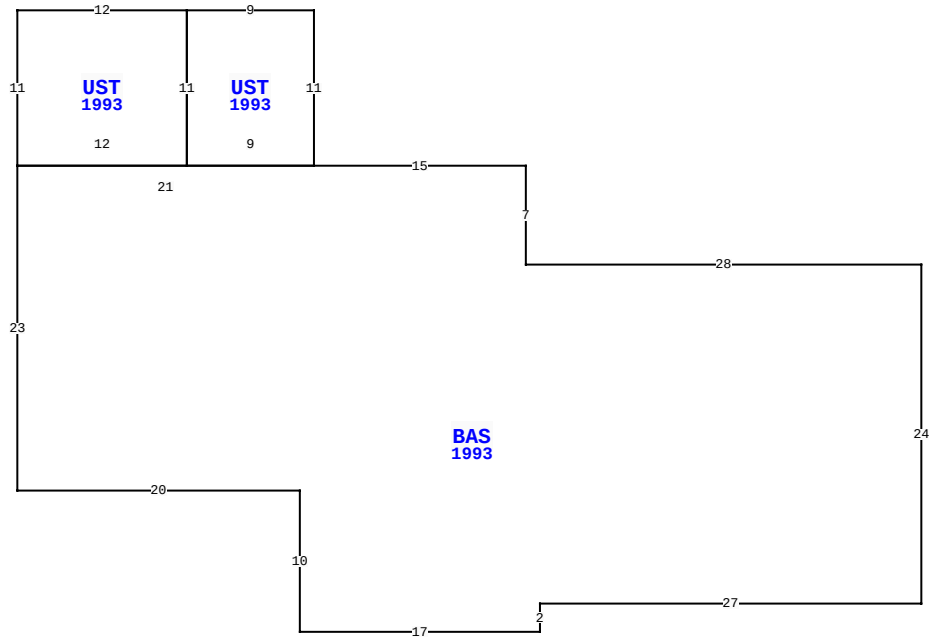
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	2016.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,662	100	1993	1,662	178,883
UST	99	45	1993	45	4,844
UST	132	45	1993	59	6,350
TOTALS	1,893			1,766	190,077

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,766	122.1000	122.10	215,629	1956	2000	0	0	0	11.85	88.15

1 SINGLE FAM – 0% - 2024 Heated Area: 1662 HX Base Yr



1293 CLINCH DR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2025 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	190,077
TOTAL MARKET OB/XF VALUE	7,877
TOTAL LAND VALUE - MARKET	130,000
TOTAL MARKET VALUE	327,954
SOH/AGL Deduction	9,318
ASSESSED VALUE	318,636
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	318,636
TOTAL JUST VALUE	327,954
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	289,669

PERMIT NUM	DESCRIPTION	AMT	ISSUED
1555	ADDITION	11,535	11/03/1983

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2767/1977	2/13/2025	QC	U	I	11	100
GRANTOR: ININNS INCORPORATED						
GRANTEE: KENT BARBARA						
2679/1662	11/13/2023	WD	U	I	11	100
GRANTOR: KENT BARBARA						
GRANTEE: ININNS INCORPORATED						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W28 N7W15 UST=[YR=1993] N11 W9 UST=[YR=1993] W12 S11 E12 N11 $ S11 E9 $ W21 S23 E20 S10 E17 N2 E27 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	0810	CONCRETE A	0	0	38	20	760.00	SF	6.50	6.50	100	1980	1980	3	30	1,482	
2	0850	PEBBLE WLK	0	0	8	4	32.00	SF	3.50	3.50	100	1983	1983	3	38	43	
3	1243	WD DECK F	0	0	0	0	251.00	SF	8.00	8.00	100	2002	2002	3	20	402	
4	1243	WD DECK F	0	0	20	4	80.00	SF	8.00	8.00	100	1993	1993	3	20	128	
5	1242	WD DECK A	0	0	12	15	180.00	SF	10.00	10.00	100	2002	2002	3	20	360	
6	1076	TRELLIS A	0	0	12	15	180.00	SF	3.75	3.75	100	2002	2002	3	27	182	
7	1243	WD DECK F	0	0	0	0	195.00	SF	8.00	8.00	100	2002	2002	3	20	312	
8	0825	BRICK	0	0	0	0	370.00	SF	12.50	12.50	100	1993	1993	3	88	4,070	
9	1125	CB/STC 6"	0	0	0	0	611.00	SF	7.35	7.35	100	1956	1956	3	20	898	

LAND DESCRIPTION

TOTAL OB/XF 7,877

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	0	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 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 130,000 Market: 0 Agricultural: 0 Common: 130,000 PRINTED 07/30/2025 BY SYS