BLOCK 193 N90 FT OF LOT 5
CITY OF FDNA BEACH

QUEREC KYLE TODD & KATHLEEN MAGEE
1325 CLINCH DRIVE
FERNANDINA BEACH, FL 32034

2025

00-00-31-1800-0193-0050

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 60
Exterior Wall	05	AVERAGE 40
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	05	DIST 1A 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

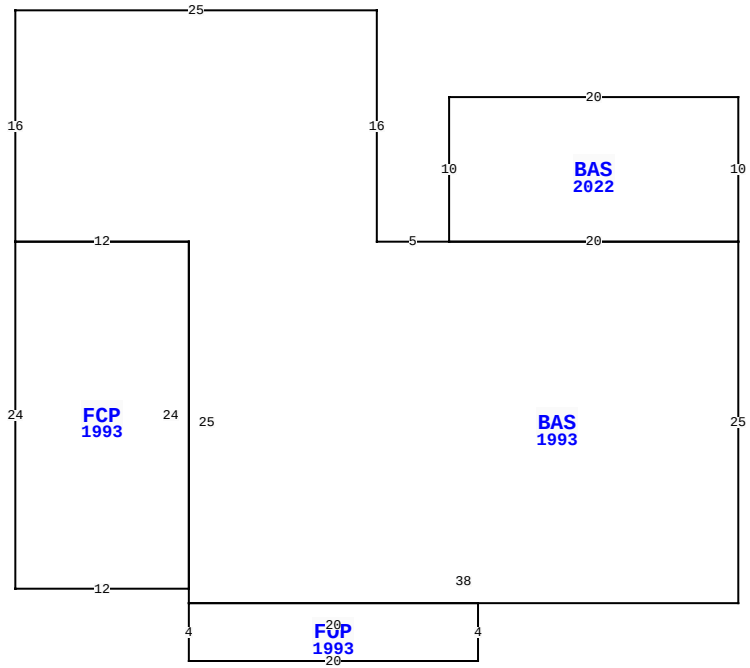
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	2016.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,350	100	1993	1,350	240,186
BAS	200	100	2022	200	35,583
FCP	288	25	1993	72	12,810
FOP	80	30	1993	24	4,270
TOTALS	1,918			1,646	292,850

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,646	139.8216	184.56	303,786	1964	2020	0	0	0	3.60	96.40

1 SNGL FAM – 100% - 2023 Heated Area: 1550 HX Base Yr 2023



1325 CLINCH DR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		292,850
TOTAL MARKET OB/XF VALUE		3,873
TOTAL LAND VALUE - MARKET		117,000
TOTAL MARKET VALUE		413,723
SOH/AGL Deduction		29,280
ASSESSED VALUE		384,443
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		333,721
TOTAL JUST VALUE		413,723
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		374,055

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2599/0096	10/27/2022	WD	Q	I	01	479,900
GRANTOR: WALLS JAMES D & JANIC						
GRANTEE: QUEREC KYLE TODD &						
2471/1644	6/18/2021	WD	Q	I	01	233,000
GRANTOR: COONER HUEY GILBERT						
GRANTEE: WALLS JAMES D & JAN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W20 S10 BAS=[YR=1993] W5 N16 W25 S16 FCP=[YR=1993] S24 E12 N24 W12 $ E12S25 FOP=[YR=1993] S4 E20 N4 W20 $ E38 N25 W20$ E20 N10$.

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	100	55	8	440.00	SF	6.50	6.50	100	1964	1964	3	20	572	
2	0810	CONCRETE A	0	100	12	24	288.00	SF	6.50	6.50	100	2000	2000	3	77	1,441	
3	1242	WD DECK A	0	100	25	8	200.00	SF	10.00	10.00	100	2022	2022	3	93	1,860	

LAND DESCRIPTION

TOTAL OB/XF 3,873

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-2	90.00	100.00	90.00	FF		1.00	1.00	1.00	1,300.00	1,300.00	117,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 117,000 Market: 0 Agricultural: 0 Common: 117,000 PRINTED 07/30/2025 BY SYS