BLOCK 193 LOT 6
IN OR 2230/1299
CITY OF FDNA BEACH

CLARK EMILY D
1321 CLINCH DRIVE
FERNANDINA BEACH, FL 32034

2025

00-00-31-1800-0193-0060

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 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	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	05	DIST 1A 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

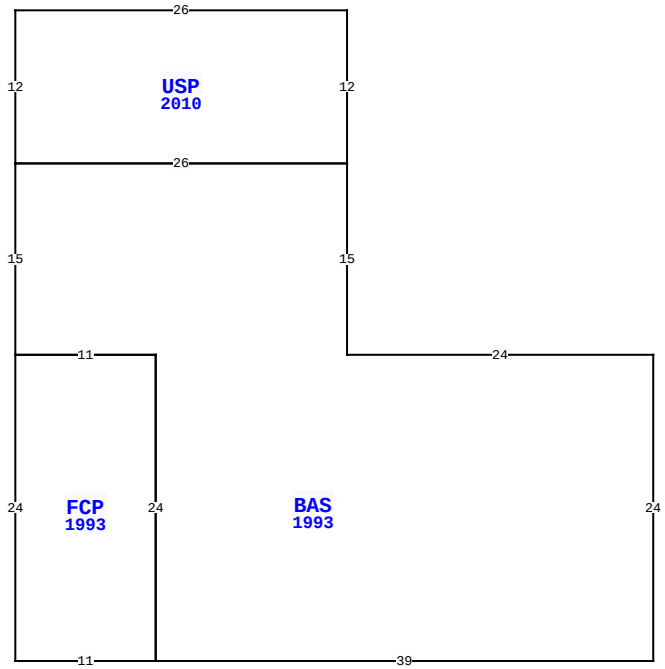
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 02
NEIGHBORHOOD/LOC 2016.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,326	100	1993	1,326	110,365
FCP	264	25	1993	66	5,493
USP	312	30	2010	94	7,824
TOTALS	1,902			1,486	123,682

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,486	122.4000	122.40	181,886	1963	1980	0	0	0	32.00	68.00

1 SINGLE FAM – 100% - 2020 Heated Area: 1326 HX Base Yr 2020



1321 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		123,682
TOTAL MARKET OB/XF VALUE		414
TOTAL LAND VALUE - MARKET		130,000
TOTAL MARKET VALUE		254,096
SOH/AGL Deduction		113,918
ASSESSED VALUE		140,178
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		89,456
TOTAL JUST VALUE		254,096
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		218,812

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B950391	REPAIR/RRF	525	09/01/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2230/1299	10/10/2018	WD	Q	I	02	149,500
GRANTOR: WILLIAMS EDWARD & DON						
GRANTEE: CLARK EMILY D						
2016/1340	11/12/2015	QC	U	I	11	100
GRANTOR: WILLIAMS DONNIE F/K/A						
GRANTEE: WILLIAMS EDWARD & D						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W24 N15 USP=[YR=2010] N12 W26 S12 E26$ W26 S15
FCP=[YR=1993] S24 E11 N24W11$ E11 S24 E39 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	0812	CONCRETE C	0	100	0	0	345.00	SF	4.00	4.00	100	1980	1980	3	30	414	

LAND DESCRIPTION

TOTAL OB/XF 414

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

REVIEW DATE 01/14/2021 BY TWA Total Acres: 0.00 Total Land Value: 130,000 Market: 0 Agricultural: 0 Common: 130,000 PRINTED 07/30/2025 BY SYS