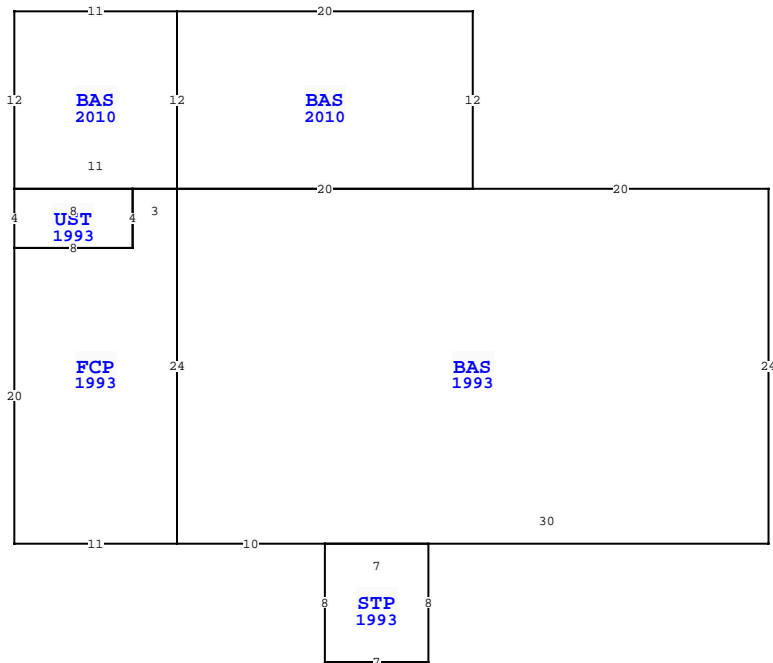


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	05 AVERAGE 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	12 HARDWOOD 70
Interior Floor	11 CLAY TILE 30
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	1.5 100
Frame	02 WOOD FRAME 100
Stories	1. 1. 100
Units	0 100
BUD8 Adjustme	05 DIST 1A 100
Occupancy	00 NONE 100

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	1,410	124.9248	124.92	176,137	1963	2005	0	0	0	9.25	90.75
1 SINGLE FAM - 100% - 2022 Heated Area: 1332 HX Base Yr 2022												



Quality	04 Quality Level 04				
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	960	100	1993	960	108,830
BAS	132	100	2010	132	14,964
BAS	240	100	2010	240	27,208
FCP	232	25	1993	58	6,575
STP	56	10	1993	6	681
UST	32	45	1993	14	1,587
TOTALS	1,652			1,410	159,844

NASSAU COUNTY PROPERTY		PAGE 1 of 1	8
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 8	Tax Dist:		
BUILDING MARKET VALUE			159,844
TOTAL MARKET OB/XF VALUE			2,624
TOTAL LAND VALUE - MARKET			130,000
TOTAL MARKET VALUE			292,468
SOH/AGL Deduction			48,176
ASSESSED VALUE			244,292
TOTAL EXEMPTION VALUE	HX HB	50,722	
BASE TAXABLE VALUE			193,570
TOTAL JUST VALUE			292,468
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			255,821

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2491/0769	8/26/2021	WD Q	I	01		302,000
GRANTOR: WERDER CHARLES E JR &						
GRANTEE: SOUZZA CHRIS & LUCI						
2017/1305	12/07/2015	SW U	I	12		87,000
GRANTOR: FEDERAL HOME LOAN MOR						
GRANTEE: WERDER CHARLES E JR						

EXTRA FEATURES															
L N	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		4.00	100	1993	1993	3	64	2,624	

1315 CLINCH DR, FERNANDINA BEACH													BLD DATE		LGL DATE		
													XF DATE		LAND DATE	05/06/2025	MLU
													INC DATE		AG DATE		

BUILDING NOTES			

BUILDING DIMENSIONS			
BAS=[YR=1993] W20 BAS=[YR=2010] N12 W20 BAS=[YR=2010] W11 S12 UST=[YR=1993] S4 FCP=[YR=1993] S20 E11 N24 W3 S4 W8 \$ E8 N4 W8 \$ E11 N12 \$ S12 E20 \$ W20 S24 E10 STP=[YR=1993] S8 E7 N8 W7 \$ E30 N24 \$.			

LAND DESCRIPTION																	TOTAL OB/XF									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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									