BLOCK 199 LOT S 90 FT OF 1
& 8 & N 10 FT OF 2 & 7
IN OR 2106/719

LANDRY SHAWN M
1458 CLINCH DR
FERNANDINA BEACH, FL 32034

2025

00-00-31-1800-0199-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
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	03	Quality Level 03

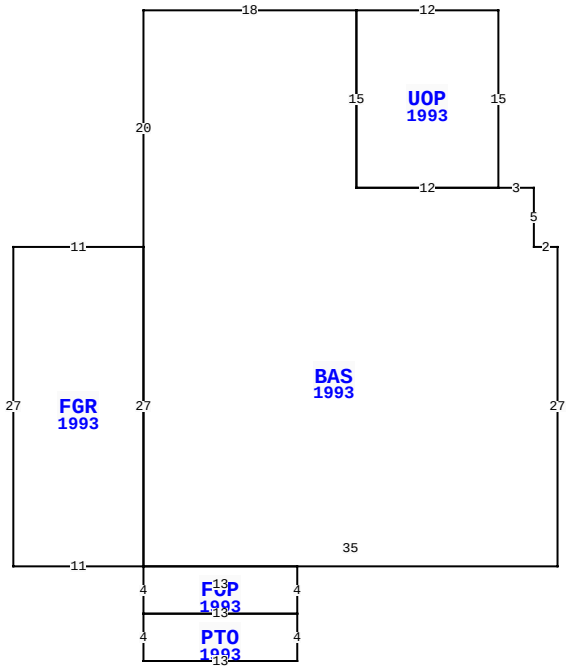
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 02
NEIGHBORHOOD/LOC 2016.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,380	100	1993	1,380	139,848
FGR	297	55	1993	163	16,518
FOP	52	30	1993	16	1,621
PTO	52	5	1993	3	304
UOP	180	20	1993	36	3,649
TOTALS	1,961			1,598	161,939

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,598	138.8220	138.82	221,834	1964	1990	0	0	0	27.00	73.00

1 SINGLE FAM – 100% - 2006 Heated Area: 1380 HX Base Yr 2006



1458 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		204,279
TOTAL MARKET OB/XF VALUE		14,453
TOTAL LAND VALUE - MARKET		195,000
TOTAL MARKET VALUE		413,732
SOH/AGL Deduction		222,736
ASSESSED VALUE		190,996
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		140,274
TOTAL JUST VALUE		413,732
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		359,959

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20210669	GARAGE	0	03/01/2021
2859	H/AC	3,000	12/18/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2106/0719	3/01/2017	QC	U	I	30	76,000
GRANTOR: LANDRY ANGELINE H						
GRANTEE: LANDRY SHAWN M						
2077/1831	10/04/2016	MS	U	I	11	100
GRANTOR: LANDRY ANGELINE H						
GRANTEE: LANDRY SHAWN M						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W2 N5 W3 UOP=[YR=1993] N15 W12 S15 E12 $ W12 N15 W18 S20 FGR=[YR=1993] W11 S27 E11 N27 $ S27 FOP=[YR=1993] S4 PTO=[YR=1993] S4E13N4W13$ E13 N4 W13 $ E35 N27 $.

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	48	9	432.00	SF	6.50	6.50	100	1964	1964	3	20	562	
2	0861	POOL GUNIT	0	100	0	0	300.00	SF	85.00	85.00	100	1980	1980	3	20	5,100	
3	0845	KOOL DECK	0	100	0	0	330.00	SF	7.25	7.25	100	1980	1980	3	30	718	
4	0810	CONCRETE A	0	100	20	13	260.00	SF	6.50	6.50	100	1990	1990	3	57	963	
5	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1991	1991	3	68	1,360	
6	0812	CONCRETE C	0	100	0	0	1,452.00	SF	4.00	4.00	100	2021	2021	3	99	5,750	

LAND DESCRIPTION

TOTAL OB/XF 14,453

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	200.00	100.00	FF		1.00	1.00	1.50	1,300.00	1,950.00	195,000							

REVIEW DATE 02/15/2022 BY DJ Total Acres: 0.00 Total Land Value: 195,000 Market: 0 Agricultural: 0 Common: 195,000 PRINTED 07/30/2025 BY SYS

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& 8 & N 10 FT OF 2 & 7
IN OR 2106/719

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FERNANDINA BEACH, FL 32034

2025

00-00-31-1800-0199-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

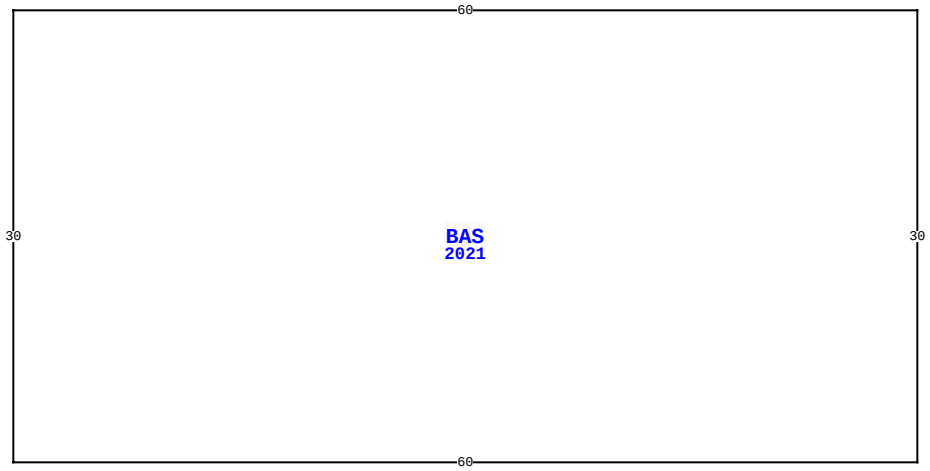
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 02
NEIGHBORHOOD/LOC 2016.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,800	100	2021	1,800	42,341
TOTALS	1,800			1,800	42,340

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	1,800	65.5500	24.25	43,650	2021	2021	0	0	0	3.00	97.00

2 GARAGE RES – 100% - 2006 Heated Area: 1800 HX Base Yr 2006



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1458 CLINCH DR, FERNANDINA BEACH

BUILDING NOTES

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

BUILDING DIMENSIONS

BAS=[YR=2021] W60 S30 E60 N30$.

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 02/15/2022 BY DJ Total Acres: 0.00 Total Land Value: 195,000 Market: 0 Agricultural: 0 Common: 195,000 PRINTED 07/30/2025 BY SYS