

BLOCK 199 S90 FT OF LOT 2 &
S90 FT OF LOT 7
IN OR 1242/304

BULLINGTON MARK W & KIM M/BULLINGTON AMBER C
1466 CLINCH DR
FERNANDINA BEACH, FL 32034

2025

00-00-31-1800-0199-0020



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	15	HARDTILE 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
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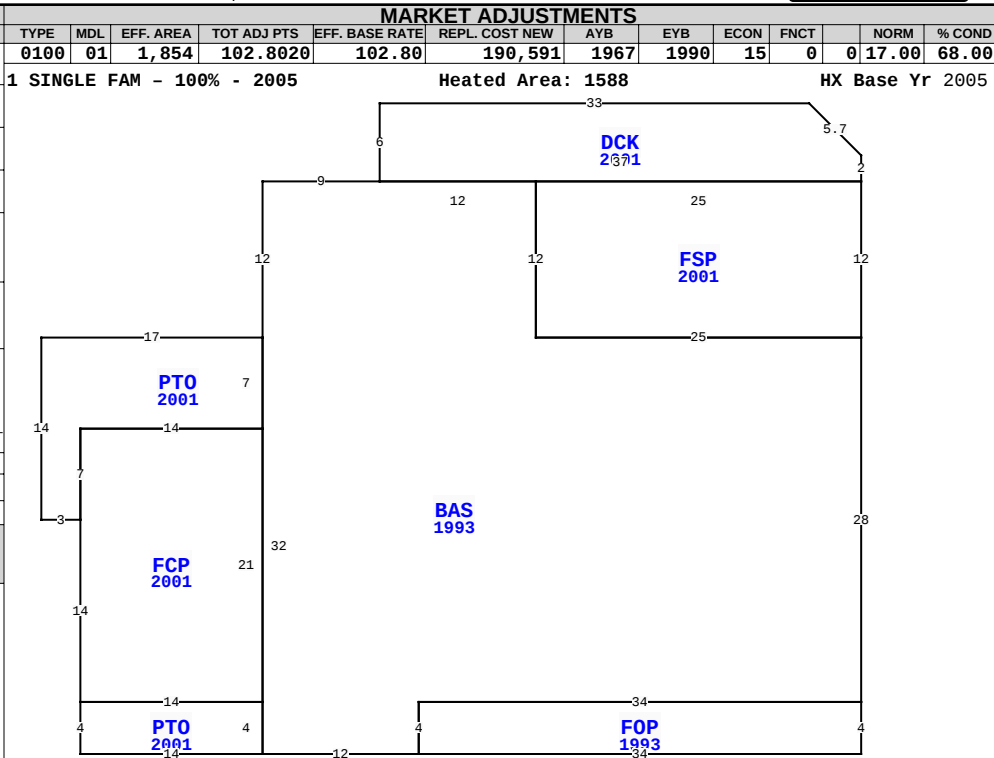
NEIGHBORHOOD/LOC	2016.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,588	100	1993	1,588	111,007
DCK	214	10	2001	21	1,468
FCP	294	25	2001	74	5,173
FOP	136	30	1993	41	2,866
FSP	300	40	2001	120	8,388
PTO	56	5	2001	3	209
PTO	140	5	2001	7	490

TOTALS	2,728			1,854	129,602
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0810	CONCRETE A	0	100	0	0	646.00	SF	6.50
2	0940	SHEDS/PORT	0	100	16	16	256.00	SF	30.00
3	0810	CONCRETE A	0	100	0	0	850.00	SF	6.50
4	0830	FLAGSTONE	0	100	33	4	132.00	SF	12.00
5	0350	CARPORT WD	0	100	16	10	160.00	SF	13.00
6	0940	SHEDS/PORT	0	100	8	12	96.00	SF	30.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100	0006	RSF-2	90.00	100.00	90.00
2	000100	C	RES	100	0001	RSF-2	90.00	100.00	90.00



1466 CLINCH DR, FERNANDINA BEACH	BLD DATE	LGL DATE	05/06/2025	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

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	0810	CONCRETE A	0	100	0	0	646.00	SF	6.50	6.50	100	1967	1967	3	20	840	
2	0940	SHEDS/PORT	0	100	16	16	256.00	SF	30.00	30.00	100	1985	1985	3	20	1,536	
3	0810	CONCRETE A	0	100	0	0	850.00	SF	6.50	6.50	100	1988	1988	3	52	2,873	
4	0830	FLAGSTONE	0	100	33	4	132.00	SF	12.00	12.00	100	2001	2001	3	79	1,251	
5	0350	CARPORT WD	0	100	16	10	160.00	SF	13.00	13.00	100	1985	1985	3	20	416	
6	0940	SHEDS/PORT	0	100	8	12	96.00	SF	30.00	30.00	100	2000	2000	3	20	576	

TOTAL OB/XF														7,492	
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		
06	RSF-2	90.00	100.00	90.00	FF		1.00	1.00	1.00	1,300.00	1,300.00	117,000			
01	RSF-2	90.00	100.00	90.00	FF		1.00	1.00	0.50	1,300.00	650.00	58,500			

NASSAU COUNTY PROPERTY										PAGE 1 of 1	8
VALUATION SUMMARY										STANDARD	
VALUATION BY										STANDARD	
Tax Group: 8										Tax Dist:	
BUILDING MARKET VALUE										129,602	
TOTAL MARKET OB/XF VALUE										7,492	
TOTAL LAND VALUE - MARKET										175,500	
TOTAL MARKET VALUE										312,594	
SOH/AGL Deduction										186,022	
ASSESSED VALUE										126,572	
TOTAL EXEMPTION VALUE										HX HB 50,722	
BASE TAXABLE VALUE										75,850	
TOTAL JUST VALUE										312,594	
NCON VALUE										0	
INCOME VALUE											
PREVIOUS YEAR MKT VALUE										266,673	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1242/0304	6/30/2004	WD	Q	I		185,000	
GRANTOR: BREWER WILLIAM A & PH							
GRANTEE: BULLINGTON MARK W &							
0914/0429	1/05/2000	WD	U	I	07	100	
GRANTOR: STIVERS KENNETH R & B							
GRANTEE: BREWER WILLIAM A &							

BUILDING NOTES									

BUILDING DIMENSIONS									
DCK=[YR=2001] W33S6 BAS=[YR=1993] W9 S12 PTO=[YR=2001] W17S14E3 FCP=[YR=2001] S14 PTO=[YR=2001] S4E14N4W14S E14N21W14 S7S N7E14N7S S32 E12 FOP=[YR=1993] E34N4W34S4S N4E34N28 FSP=[YR=2001] N12W25S12E25S W25N12 W12S E37 N2 U4 L4 S.									