BLOCK 199 LOT 3
IN OR 2220/365
CITY OF FDNA BEACH

FELDMAN LAWRENCE K/FELDMAN IAN H ET AL
1474 CLINCH DR
FERNANDINA BEACH, FL 32034

2025

00-00-31-1800-0199-0030

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	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1.5 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	05	DIST 1A 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02

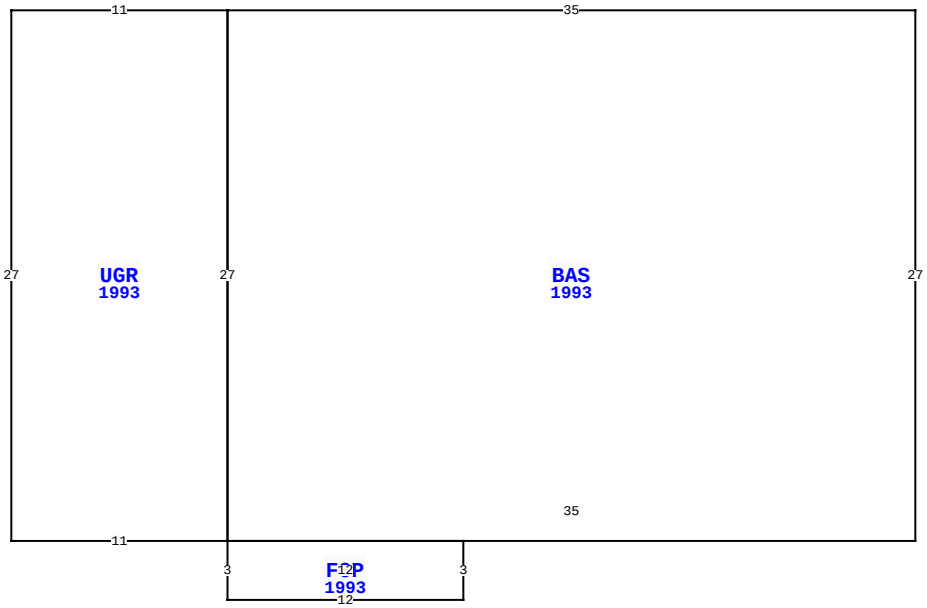
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 02
NEIGHBORHOOD/LOC 2016.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	945	100	1993	945	91,695
FOP	36	30	1993	11	1,067
UGR	297	45	1993	134	13,002
TOTALS	1,278			1,090	105,765

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,090	132.9240	132.92	144,883	1964	1990	0	0	0	27.00	73.00

1 SINGLE FAM – 67% - 2020 Heated Area: 945 HX Base Yr 2020



1474 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		105,765
TOTAL MARKET OB/XF VALUE		637
TOTAL LAND VALUE - MARKET		110,500
TOTAL MARKET VALUE		216,902
SOH/AGL Deduction		80,959
ASSESSED VALUE		135,943
TOTAL EXEMPTION VALUE	HA HAB	50,722
BASE TAXABLE VALUE		85,221
TOTAL JUST VALUE		216,902
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		186,806

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2220/0368	8/20/2018	FJ	U	I	11	0
GRANTOR: FELDMAN RICHARD G &						
GRANTEE: FELDMAN RICHARD G E						
2220/0365	8/20/2018	FJ	U	I	11	0
GRANTOR: FELDMAN IRMA K EST						
GRANTEE: FELDMAN RICHARD G E						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W35 UGR=[YR=1993] W11 S27 E11 N27$ S27
FOP=[YR=1993] S3 E12 N3 W12$ 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	67	0	0	490.00	SF	6.50	6.50	100	1964	1964	3	20	637	

LAND DESCRIPTION

TOTAL OB/XF 637

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	67	0006	RSF-	2100.00	100.00	100.00	FF		1.00	1.00	0.85	1,300.00	1,105.00	110,500							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 110,500 Market: 0 Agricultural: 0 Common: 110,500 PRINTED 07/30/2025 BY SYS