



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 70
Interior Wall	04	PLYWOOD 30
Interior Floo	08	SHT VINYL 70
Interior Floo	14	CARPET 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
BAS	1,248	100
FOP	80	30
PTO	135	5
UCP	378	20
UOP	405	20
UST	260	45
TOTALS	2,506	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,553	98.9400	98.94	153,654	1966	1990	0	0	0 17.00	83.00
1 SINGLE FAM - 100% - 0											
Heated Area: 1248											
HX Base Yr 1984											
1482 CLINCH DR, FERNANDINA BEACH											
BLD DATE XF DATE INC DATE											
LGL DATE LAND DATE AG DATE											
05/06/2025 MLU											

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0940	SHEDS/PORT	0 100	25	6	150.00	SF	30.00	30.00	100	1985
2	0810	CONCRETE A	0 100	0	0	657.00	SF	6.50	6.50	100	1966
3	0810	CONCRETE A	0 100	40	3	120.00	SF	6.50	6.50	100	1966

TOTAL OB/XF											
1,910											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0940	SHEDS/PORT	0 100	25	6	150.00	SF	30.00	30.00	100	1985
2	0810	CONCRETE A	0 100	0	0	657.00	SF	6.50	6.50	100	1966
3	0810	CONCRETE A	0 100	40	3	120.00	SF	6.50	6.50	100	1966

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	RES	100	0006	RSF	2100.00	100.00	100.00	FF	1.00

TOTAL OB/XF											
1,910											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	RES	100	0006	RSF	2100.00	100.00	100.00	FF	1.00

NASSAU COUNTY PROPERTY											
PAGE 1 of 1											
VALUATION SUMMARY											
STANDARD											
Tax Group: 8											
Tax Dist:											
BUILDING MARKET VALUE											
127,533											
TOTAL MARKET OB/XF VALUE											
1,910											
TOTAL LAND VALUE - MARKET											
110,500											
TOTAL MARKET VALUE											
239,943											
SOH/AGL Deduction											
166,985											
ASSESSED VALUE											
72,958											
TOTAL EXEMPTION VALUE											
HX HB											
47,958											
BASE TAXABLE VALUE											
25,000											
TOTAL JUST VALUE											
239,943											
NCON VALUE											
0											
INCOME VALUE											
PREVIOUS YEAR MKT VALUE											
208,792											

PERMIT NUM	DESCRIPTION	AMT	ISSUED
7033	REPAIR/RRF	1,800	03/04/1991

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2592/0720	9/22/2022	LE	U	I	11	100	
GRANTOR: KELLEY DONNA F							
GRANTEE: KELLEY PATRICK KIVE							
0369/0315	9/01/1982	PR	U	I		100	
GRANTOR:							
GRANTEE:							

BUILDING NOTES											
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BUILDING DIMENSIONS											
PTO=[YR=1993] W27S5 UCP=[YR=1993] S14 UOP=[YR=1993] S15											
BAS=[YR=1993] W31 S26 E22 FOP=[YR=1993] S5E16 N5 W16\$ E36 N13											
UST=[YR=1993] N13 W20 S13 E20\$ W20 N13 W7\$ E27 N15 W27\$ E27											
N14 W27\$ E27N5\$.											