BLK 200 S 85FT OF LOT 8
IN OR 1993/1814
CITY OF FDNA BEACH S/D OF

LEONARD MELISSA
1459 CLINCH DR
FERNANDINA BEACH, FL 32034-7732

2025

00-00-31-1800-0200-0082

BUILDING CHARACTERISTICS

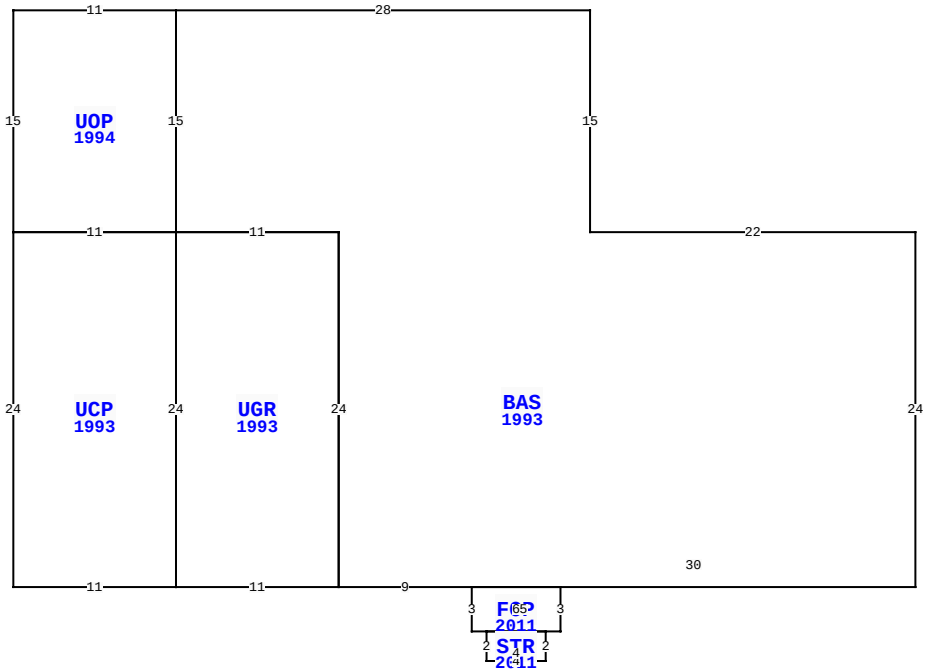
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 70
Exterior Wall	19	COMMON BRK 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	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	1,356	100	1993	1,356	117,506
FOP	18	30	2011	5	434
STR	8	10	2011	1	86
UCP	264	20	1993	53	4,593
UGR	264	45	1993	119	10,312
UOP	165	20	1994	33	2,860
TOTALS	2,075			1,567	135,790

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,567	108.3240	108.32	169,737	1968	1990	0	0	0	20.00	80.00

1 SINGLE FAM – 100% - 2017 Heated Area: 1356 HX Base Yr 2017



1459 CLINCH DR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		135,790
TOTAL MARKET OB/XF VALUE		5,130
TOTAL LAND VALUE - MARKET		110,500
TOTAL MARKET VALUE		251,420
SOH/AGL Deduction		115,831
ASSESSED VALUE		135,589
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		84,867
TOTAL JUST VALUE		251,420
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		220,048

PERMIT NUM	DESCRIPTION	AMT	ISSUED
5691	CHNGE SRVC	0	02/03/1989
4865	REPAIR/RRF	1,480	05/05/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1993/1814	7/07/2015	SW	U	I	12	125,000
GRANTOR: BAYVIEW LOAN SERVICIN						
GRANTEE: LEONARD MELISSA						
1957/0152	12/15/2014	WD	U	I	12	145,200
GRANTOR: COOK STEVEN E						
GRANTEE: BAYVIEW LOAN SERVIC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W22 N15 W28 UOP=[YR=1994] W11 S15
UCP=[YR=1993] S24 E11 UGR=[YR=1993] E11 N24 W11 S24 $ N24
W11 $ E11 N15 $ S15 E11 S24 E9 FOP=[YR=2011] S3 E1
STR=[YR=2011] S2 E4 N2 W4 $ E5 N3 W6 $ E30 N24 $.

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	0	0	770.00	SF	6.50	6.50	100	1968	1968	3	20	1,001	
2	0810	CONCRETE A	0	100	0	0	392.00	SF	6.50	6.50	100	1980	1980	3	30	764	
3	0940	SHEDS/PORT	0	100	12	18	216.00	SF	30.00	30.00	100	1990	1990	3	20	1,296	
4	0350	CARPORT WD	0	100	24	12	288.00	SF	13.00	13.00	100	1990	1990	3	20	749	
5	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1990	1990	3	66	1,320	

LAND DESCRIPTION

TOTAL OB/XF 5,130

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-2	85.00	100.00	85.00	FF		1.00	1.00	1.00	1,300.00	1,300.00	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