

BLK 207 LOTS 1, 8 & N1/2 OF
LOTS 2, 7 & S1/2 OF ABND R/W
LYING N THEREOF

GUEST GLORIA A/CARTER THERESA G
1535 CLINCH DR
FERNANDINA BEACH, FL 32034

2025

00-00-31-1800-0207-0010



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 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 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		

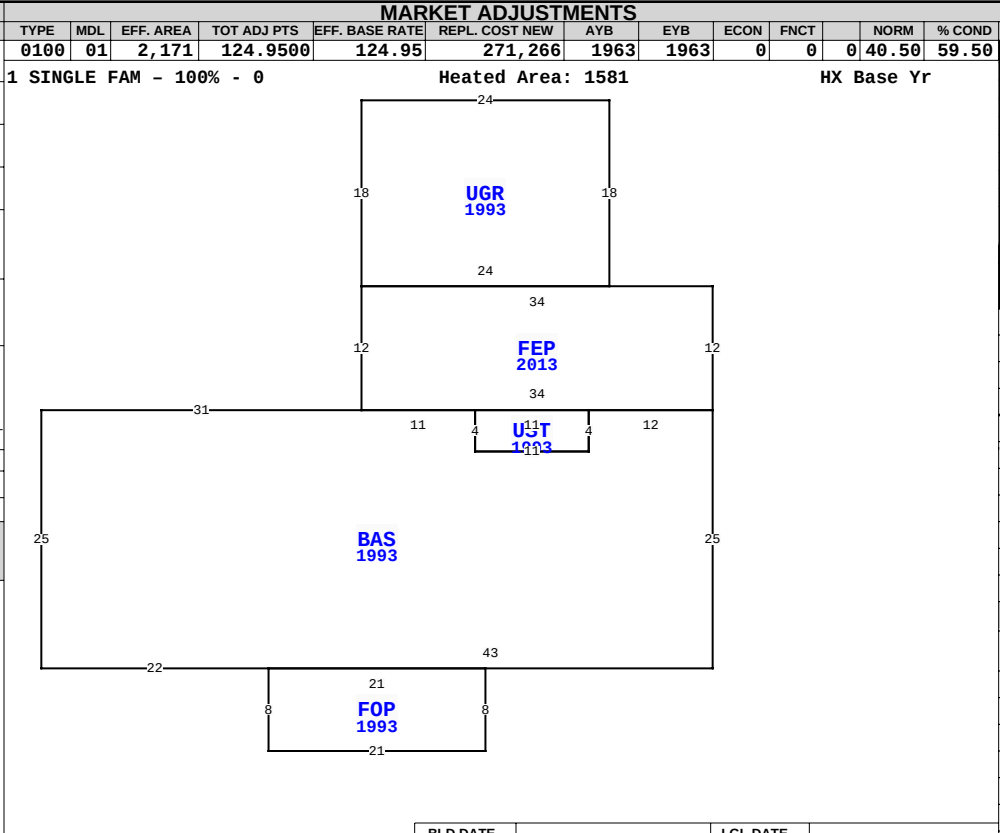
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,581	100	1993	1,581	117,540
FEP	408	80	2013	326	24,237
FOP	168	30	1993	50	3,718
UGR	432	45	1993	194	14,423
UST	44	45	1993	20	1,487

TOTALS	2,633			2,171	161,403
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
2	0812	CONCRETE C	0	100	0	0	1,020.00	SF	4.00
3	0812	CONCRETE C	0	100	0	0	1,099.00	SF	4.00
4	0810	CONCRETE A	0	100	0	0	385.00	SF	6.50
5	0940	SHEDS/PORT	0	100	20	10	200.00	SF	30.00
6	0350	CARPORT WD	0	100	20	11	220.00	SF	13.00
7	0825	BRICK	0	100	10	3	30.00	SF	12.50

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		RSF	2180.00	200.00	180.00

REVIEW DATE 05/12/2019 BY KBA



1535 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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1980	1980	3	44	1,540	
2	0812	CONCRETE C	0	100	0	0	1,020.00	SF	4.00	4.00	100	1985	1985	3	44	1,795	
3	0812	CONCRETE C	0	100	0	0	1,099.00	SF	4.00	4.00	100	1980	1980	3	30	1,319	
4	0810	CONCRETE A	0	100	0	0	385.00	SF	6.50	6.50	100	1963	1963	3	20	501	
5	0940	SHEDS/PORT	0	100	20	10	200.00	SF	30.00	30.00	100	1991	1991	3	20	1,200	
6	0350	CARPORT WD	0	100	20	11	220.00	SF	13.00	13.00	100	2013	2013	3	55	1,573	
7	0825	BRICK	0	100	10	3	30.00	SF	12.50	12.50	100	1991	1991	3	86	323	

TOTAL OB/XF										8,251							
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	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
1	000100	C	RES	100		RSF	2180.00	200.00	180.00	FF		1.00	1.00	1.00	1,300.00	1,300.00	234,000

Total Acres: 0.00 Total Land Value: 234,000 Market: 0 Agricultural: 0 Common: 234,000

NASSAU COUNTY PROPERTY										PAGE 1 of 1							
VALUATION SUMMARY										8							
VALUATION BY										STANDARD							
Tax Group: 8										Tax Dist:							
BUILDING MARKET VALUE										161,403							
TOTAL MARKET OB/XF VALUE										8,251							
TOTAL LAND VALUE - MARKET										234,000							
TOTAL MARKET VALUE										403,654							
SOH/AGL Deduction										263,290							
ASSESSED VALUE										140,364							
TOTAL EXEMPTION VALUE										55,722							
BASE TAXABLE VALUE										84,642							
TOTAL JUST VALUE										403,654							
NCON VALUE										0							
INCOME VALUE																	
PREVIOUS YEAR MKT VALUE										343,337							

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1144/1332	6/12/2003	QC	Q	I	01	100	
GRANTOR: GUEST BENJAMIN J & GL							
GRANTEE: GUEST BENJAMIN J &							

BUILDING NOTES									

BUILDING DIMENSIONS									
UGR=[YR=1993] W24 S18 FEP=[YR=2013] S12 BAS=[YR=1993] W31 S25 E22 FOP=[YR=1993] S8 E21 N8 W21 \$ E43 N25 W12 UST=[YR=1993] S4 W11 N4 E11 \$S4 W11 N4 W11 \$ E34 N12 W34 \$ E24 N18 \$.									