BLOCK 207 LOT N1/2 OF 6 &
S1/2 OF 7 & N1/2 OF 3 &
S1/2 OF LOT 2

POIRIER DAVID E L/E/
PO BOX 1097
HILL CITY, SD 57745

2025

00-00-31-1800-0207-0061

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 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		2 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	05	DIST 1A 100
Occupancy	00	NONE 100

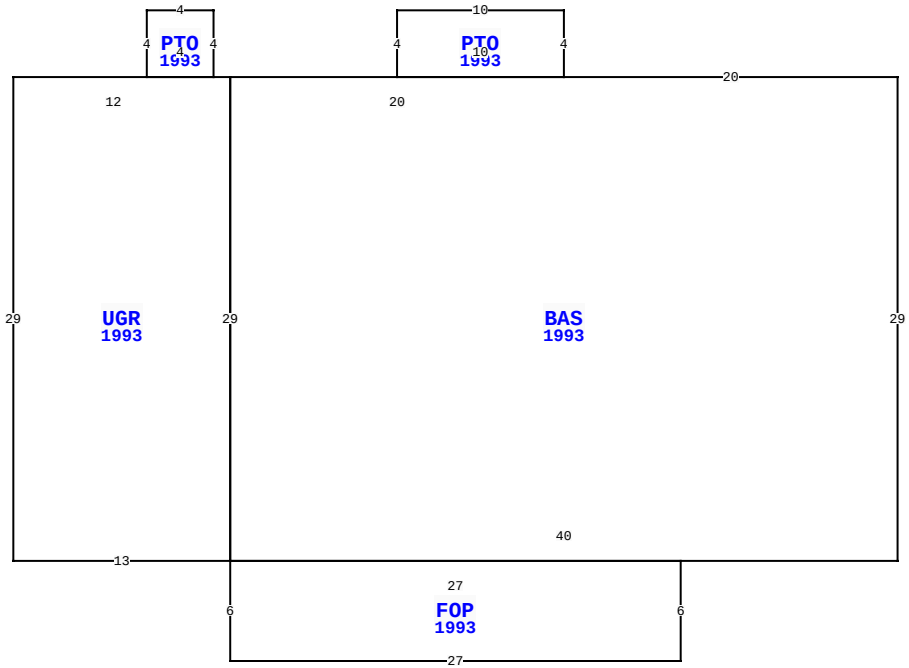
Quality	02	Quality Level 02
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	2016.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,160	100	1993	1,160	96,750
FOP	162	30	1993	49	4,087
PTO	16	5	1993	1	83
PTO	40	5	1993	2	167
UGR	377	45	1993	170	14,179
TOTALS	1,755			1,382	115,267

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,382	132.3920	132.39	182,963	1966	1970	0	0	0	37.00	63.00

1 SINGLE FAM – 0% - 0 Heated Area: 1160 HX Base Yr



1547 CLINCH DR, FERNANDINA BEACH

BLD DATE	01/10/2014 KK	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	115,267
TOTAL MARKET OB/XF VALUE	6,533
TOTAL LAND VALUE - MARKET	130,000
TOTAL MARKET VALUE	251,800
SOH/AGL Deduction	12,986
ASSESSED VALUE	238,814
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	238,814
TOTAL JUST VALUE	251,800
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	217,104

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R1313646	MTLROOF	2,300	10/01/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2342/0395	2/26/2020	LE	U	I	11	100
GRANTOR: POIRIER DAVID E & THE						
GRANTEE: THEM THAT TRUST						
2313/1733	10/18/2019	WD	U	I	11	100
GRANTOR: POIRIER DAVID E						
GRANTEE: POIRIER DAVID E & T						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W20 PTO=[YR=1993] N4W10S4E10 $ W20
UGR=[YR=1993] W1 PTO=[YR=1993] N4W4 S4E4$ W12 S29 E13 N29$
S29 FOP=[YR=1993] S6 E27 N6W27$ E40 N29$.

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	0811	CONCRETE B	0	0	0	0	809.00	SF	5.20	5.20	100	2013	2013	3	93	3,912	
2	0810	CONCRETE A	0	0	20	3	60.00	SF	6.50	6.50	100	2013	2013	3	93	363	
3	0940	SHEDS/PORT	0	0	12	8	96.00	SF	30.00	30.00	100	2012	2012	3	50	1,440	
4	0855	CONC PAVER	0	0	11	8	88.00	SF	10.00	10.00	100	2013	2013	3	93	818	

LAND DESCRIPTION

TOTAL OB/XF 6,533

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	0	0006	RSF-	2100.00	200.00	100.00	FF		1.00	1.00	1.00	1,300.00	1,300.00	130,000							

REVIEW DATE 05/15/2019 BY DJA Total Acres: 0.00 Total Land Value: 130,000 Market: 0 Agricultural: 0 Common: 130,000 PRINTED 07/30/2025 BY SYS