BLK 208 LOTS 2 & 7 IN
OR 2200/109 & W1/2 OF R/W
LYING E THEREOF ABND BY

JONES DAVID A/DOTSON LAURIE A
1546 CLINCH DR
FERNANDINA BEACH, FL 32034

2025

00-00-31-1800-0208-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

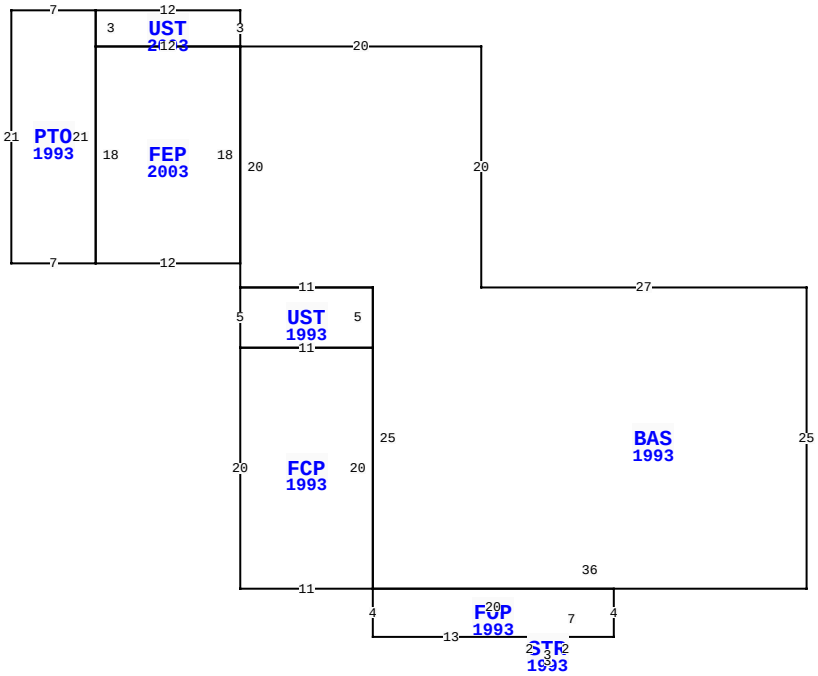
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 50
Exterior Wall	19	COMMON BRK 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	1,300	100	1993	1,300	119,932
FCP	220	25	1993	55	5,074
FEP	216	80	2003	173	15,960
FOP	80	30	1993	24	2,214
PTO	147	5	1993	7	646
STR	6	10	1993	1	92
UST	55	45	1993	25	2,307
UST	36	45	2003	16	1,476
TOTALS	2,060			1,601	147,701

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,601	117.1521	117.15	187,557	1963	1990	0	0	0	21.25	78.75

1 SINGLE FAM – 100% - 2019 Heated Area: 1300 HX Base Yr 2019



1546 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		197,990
TOTAL MARKET OB/XF VALUE		2,318
TOTAL LAND VALUE - MARKET		130,000
TOTAL MARKET VALUE		330,308
SOH/AGL Deduction		113,499
ASSESSED VALUE		216,809
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		166,087
TOTAL JUST VALUE		330,308
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		280,971

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0162	REPAIR/RRF	1,200	01/01/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2200/0109	5/25/2018	WD	Q	I	02	165,000
GRANTOR: HAYES MICHAEL E & CON						
GRANTEE: JONES DAVID A & LAU						
1079/1575	9/09/2002	WD	U	I	07	100
GRANTOR: EGER HEIDI M & KAYLEE						
GRANTEE: HAYES MICHAEL E & C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W27 N20 W20 UST=[YR=2003] N3 W12 PTO=[YR=1993] W7S21E7N21$ S3E12$ FEP=[YR=2003] W12S18E12N18$ S20 UST=[YR=1993] S5 FCP=[YR=1993] S20 E11N20 W11$ E11N5W11$ E11S25 FOP=[YR=1993] S4 E13 STR=[YR=1993] S2E3N2 W3$ E7N4 W20$ E36N25$.

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	58	8	511.00	SF	6.50	6.50	100	1963	1963	3	20	664	
2	0940	SHEDS/PORT	0	100	10	20	200.00	SF	30.00	30.00	100	1995	1995	3	20	1,200	
3	0940	SHEDS/PORT	0	100	8	6	48.00	SF	30.00	30.00	100	2000	2000	3	20	288	
4	0350	CARPORT WD	0	100	8	8	64.00	SF	13.00	13.00	100	2000	2000	3	20	166	

LAND DESCRIPTION

TOTAL OB/XF 2,318

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-	2100.00	230.00	100.00	FF		1.00	1.00	1.00	1,300.00	1,300.00	130,000							

REVIEW DATE 06/14/2021 BY RKX Total Acres: 0.00 Total Land Value: 130,000 Market: 0 Agricultural: 0 Common: 130,000 PRINTED 07/30/2025 BY SYS

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OR 2200/109 & W1/2 OF R/W
LYING E THEREOF ABND BY

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2025

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BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		1 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

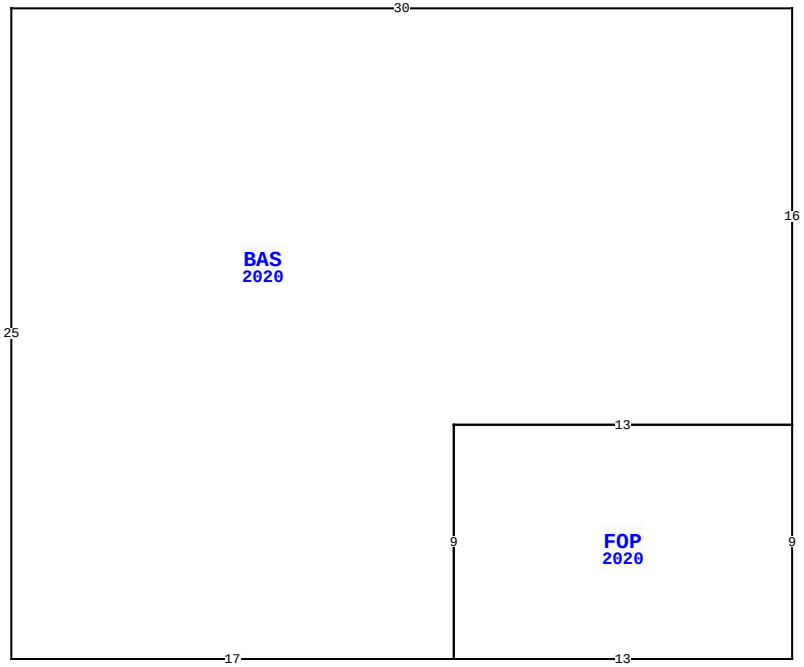
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 02
NEIGHBORHOOD/LOC 2016.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	633	100	2020	633	47,654
FOP	117	30	2020	35	2,635
TOTALS	750			668	50,289

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0150	01	668	144.2100	76.43	51,055	2020	2020	0	0	0	1.50	98.50

2 ACCESORY U – 100% - 2019 Heated Area: 633 HX Base Yr 2019



1546 CLINCH DR, FERNANDINA BEACH

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NASSAU COUNTY PROPERTY

PAGE 2 of 2 8

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1079/1575	9/09/2002	WD	U	I	07	100
GRANTOR: EGER HEIDI M & KAYLEE						
GRANTEE: HAYES MICHAEL E & C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020;ORIG=0,0] W30 S25 E17 N9 E13 N16 $
FOP=[YR=2020;ORIG=-13,25] E13 N9 W13 S9 $
.

EXTRA FEATURES

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 06/14/2021 BY RKX Total Acres: 0.00 Total Land Value: 130,000 Market: 0 Agricultural: 0 Common: 130,000 PRINTED 07/30/2025 BY SYS