BLK 208 LOTS 3 & 6
PT OF LOTS 4 & 5 & W1/2 OF R/W
LYING E THEREOF ABND BY

WILLISON THOMAS AUBREY
1832 SOUTH SAINT PAUL ST
DENVER, CO 80210

2025

00-00-31-1800-0208-0030

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
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	06	Quality Level 06

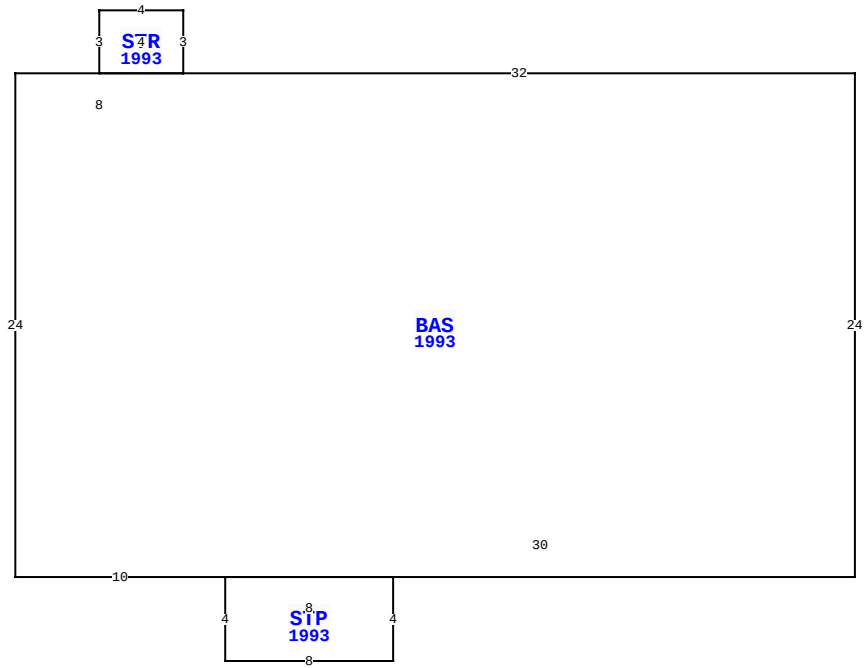
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 02
NEIGHBORHOOD/LOC 2016.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	960	100	1993	960	172,169
STP	32	10	1993	3	538
STR	12	10	1993	1	180
TOTALS	1,004			964	172,886

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	964	145.3140	191.81	184,905	1950	2010	0	0	0	6.50	93.50

1 SNGL FAM – 0% - 2025 Heated Area: 960 HX Base Yr



1558 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	172,886
TOTAL MARKET OB/XF VALUE	3,747
TOTAL LAND VALUE - MARKET	160,979
TOTAL MARKET VALUE	337,612
SOH/AGL Deduction	0
ASSESSED VALUE	337,612
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	337,612
TOTAL JUST VALUE	337,612
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	200,262

PERMIT NUM	DESCRIPTION	AMT	ISSUED
6999	CHNGE SRVC	750	10/09/1990
3557	H/AC	2,200	10/09/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2702/1490	3/27/2024	WD	Q	I	01	435,000
GRANTOR: GARNSEY JAMES B JR &						
GRANTEE: WILLISON THOMAS AUB						
2104/0065	2/27/2017	WD	Q	I	02	122,500
GRANTOR: JOHNS JOYCE ET AL						
GRANTEE: GARNSEY JAMES B JR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W32 STR=[YR=1993] N3W4S3E4$ W8 S24 E10
STP=[YR=1993] S4E8 N4 W8 $ 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	0	0	0	692.00	SF	6.50	6.50	100	1974	1974	3	24	1,080	
2	0510	GARAGE WD-	0	0	24	21	504.00	SF	19.60	19.60	100	2000	2000	3	27	2,667	

LAND DESCRIPTION

TOTAL OB/XF 3,747

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-	2123.00	230.00	123.83	FF		1.00	1.00	1.00	1,300.00	1,300.00	160,979							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 160,979 Market: 0 Agricultural: 0 Common: 160,979 PRINTED 07/30/2025 BY SYS