BLK 208 PT LOTS 4,5 & W1/2 OF
ABND R/W & PT SUSAN CASHEN
SEC 30-3N-28E IN OR 1751/151

CANNON DICKSON Y JR & LAURA J
1570 CLINCH DR
FERNANDINA BEACH, FL 32034

**2025**

**00-00-31-1800-0208-0042**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

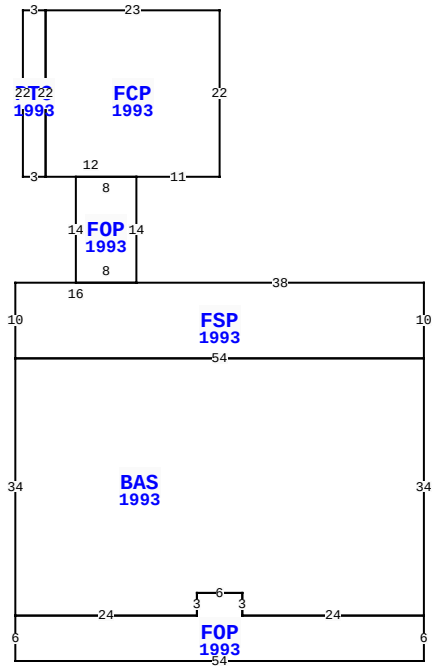
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 05 | AVERAGE 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 70 |
| Interior Floo | 11 | CLAY TILE 30 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 2.5 100 |
| 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 | 1,818 | 100 | 1993 | 1,818 | 167,943 |
| FCP | 506 | 25 | 1993 | 126 | 11,640 |
| FOP | 112 | 30 | 1993 | 34 | 3,141 |
| FOP | 342 | 30 | 1993 | 103 | 9,515 |
| FSP | 540 | 40 | 1993 | 216 | 19,954 |
| PTO | 66 | 5 | 1993 | 3 | 277 |
| TOTALS | 3,384 | | | 2,300 | 212,469 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 2,300 | 108.6820 | 108.68 | 249,964 | 1993 | 1993 | 0 | 0 | 0 | 15.00 | 85.00 |

1 SINGLE FAM – 100% - 2012 Heated Area: 1818 HX Base Yr 2012




1570 CLINCH DR, FERNANDINA BEACH

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

## NASSAU COUNTY PROPERTY — VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 8 | Tax Dist: | |
| BUILDING MARKET VALUE | | 212,469 |
| TOTAL MARKET OB/XF VALUE | | 4,327 |
| TOTAL LAND VALUE - MARKET | | 88,400 |
| TOTAL MARKET VALUE | | 305,196 |
| SOH/AGL Deduction | | 146,263 |
| ASSESSED VALUE | | 158,933 |
| TOTAL EXEMPTION VALUE | HX HB | 50,722 |
| BASE TAXABLE VALUE | | 108,211 |
| TOTAL JUST VALUE | | 305,196 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 274,885 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 8720 | NEW CONSTR | 100,402 | 03/04/1993 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1751/0151 | 8/09/2011 | WD | Q | I | 02 | 145,900 |
| GRANTOR: DUBBERLY JAMES C SR | | | | | | |
| GRANTEE: CANNON DICKSON YEAG | | | | | | |
| 0668/1112 | 10/19/1992 | WD | U | I | 16 | 100 |
| GRANTOR: JOHNS NOLAN & JOYCE ( | | | | | | |
| GRANTEE: DUBBERLY JAMES C & | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

FSP=[YR=1993] W38 FOP=[YR=1993] N14 FCP=[YR=1993] E11 N22 W23PTO=[YR=1993] W3 S22E3N22$ S22 E12 $ W8 S14 E8 $ W16 S10 BAS=[YR=1993] S34 FOP=[YR=1993] S6 E54 N6 W24 N3 W6 S3 W24 $ E24 N3 E6 S3 E24 N34 W54 $ E54 N10 $.

## 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 | 0500 | FP-PRE FAB | 0 | 100 | 0 | 0 | 1.00 | UT | 3,500.00 | 3,500.00 | 100 | 1993 | 1993 | 3 | 72 | 2,520 | |
| 2 | 0810 | CONCRETE A | 0 | 100 | 50 | 3 | 150.00 | SF | 6.50 | 6.50 | 100 | 1993 | 1993 | 3 | 64 | 624 | |
| 3 | 0962 | SKYLIGHT | 0 | 100 | 0 | 0 | 4.00 | UT | 250.00 | 250.00 | 100 | 2011 | 2011 | 3 | 91 | 910 | |
| 4 | 0479 | VF PICKET | 0 | 100 | 0 | 0 | 35.00 | LF | 10.00 | 10.00 | 100 | 2011 | 2011 | 3 | 78 | 273 | |

## LAND DESCRIPTION

TOTAL OB/XF 4,327

| 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 | 80.00 | 230.00 | 80.00 | FF | | 1.00 | 1.00 | 0.85 | 1,300.00 | 1,105.00 | 88,400 | | | | | | | |

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 88,400 Market: 0 Agricultural: 0 Common: 88,400 PRINTED 07/30/2025 BY SYS