BLOCK 308 PT OF S 55 FT OF
LOT 4 & PT OF MAGNOLIA ST LIES
W'LY & ADJ THE W'LY R/W LINE

MILLAN BROOKE DANILLE
1282 CLINCH DR
FERNANDINA BEACH, FL 32034

2025

00-00-31-1800-0308-0042

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
Quality	03	Quality Level 03

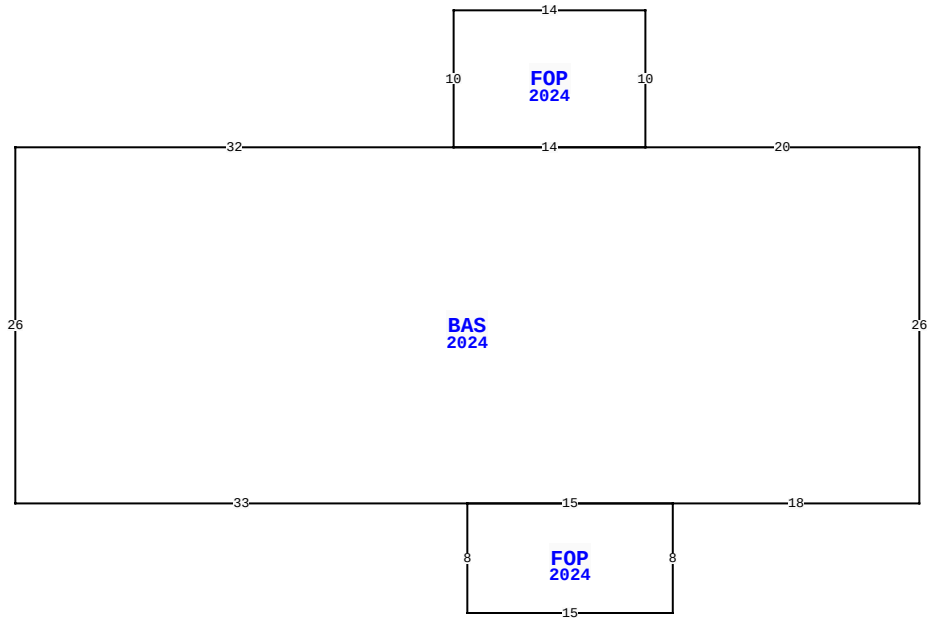
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	2016.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,716	100	2024	1,716	251,428
FOP	120	30	2024	36	5,275
FOP	140	30	2024	42	6,154
TOTALS	1,976			1,794	262,857

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,794	111.0000	146.52	262,857	2023	2023	0	0	0	0.00	100.00

2 SNGL FAM – 100% - 2024 Heated Area: 1716 HX Base Yr 2021



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

1282 CLINCH DR, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		262,857
TOTAL MARKET OB/XF VALUE		1,690
TOTAL LAND VALUE - MARKET		149,500
TOTAL MARKET VALUE		414,047
SOH/AGL Deduction		53,617
ASSESSED VALUE		360,430
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		309,708
TOTAL JUST VALUE		414,047
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		365,738

PERMIT NUM	DESCRIPTION	AMT	ISSUED
230003592		290,325	12/13/2023
B230009345	SHED	19,146	07/21/2023
230007299	T1943 H1683 P260	290,325	06/07/2023
230005976	DEMO SFR		05/09/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2604/1580	11/25/2022	QC	U	I	11	100
GRANTOR: MILLAN CONNER PAUL &						
GRANTEE: MILLAN BROOKE DANIE						
2352/1404	4/06/2020	FJ	U	I	11	0
GRANTOR: MILLAN ERNEST EST						
GRANTEE: MILLAN BROOKE D & C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=10,10] E32 E14 E20 S26 W18 W15 W33 N26 $
FOP=[YR=2024;ORIG=42,10] E14 N10 W14 S10 $
FOP=[YR=2024;ORIG=43,36] E15 S8 W15 N8 $
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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	50	16	800.00	SF	6.50	6.50	100	1981	1981	3	32.5	1,690	

LAND DESCRIPTION

TOTAL OB/XF 1,690

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	55.00	85.00	55.00	FF		1.00	1.00	1.00	1,300.00	1,300.00	71,500							
2	000100	C	RES	100	0006	RSF-2	60.00	100.00	60.00	FF		1.00	1.00	1.00	1,300.00	1,300.00	78,000							

REVIEW DATE 12/06/2023 BY TW Total Acres: 0.00 Total Land Value: 149,500 Market: 0 Agricultural: 0 Common: 149,500 PRINTED 07/30/2025 BY SYS