BLOCK 310 LOT 2
IN OR 906/635
CITY OF FDNA BEACH

ERDMANN THOMAS J
1314 CLINCH DR
FERNANDINA BEACH, FL 32034

2025

00-00-31-1800-0310-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 80
Exterior Wall	04	SINGLE SID 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 90
Interior Wall	04	PLYWOOD 10
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
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

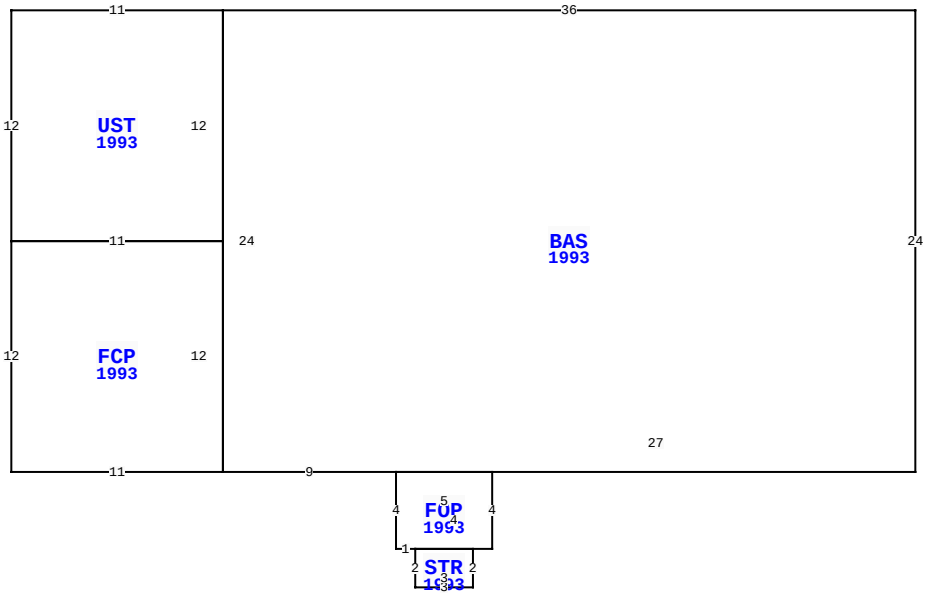
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	2016.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	864	100	1993	864	54,300
FCP	132	25	1993	33	2,074
FOP	20	30	1993	6	377
STR	6	10	1993	1	63
UST	132	45	1993	59	3,708
TOTALS	1,154			963	60,522

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	963	102.1896	102.19	98,409	1965	1990	20	0	0	18.50	61.50

1 SINGLE FAM – 100% - 2000 Heated Area: 864 HX Base Yr 2000



1314 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		60,522
TOTAL MARKET OB/XF VALUE		3,056
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		128,578
SOH/AGL Deduction		73,063
ASSESSED VALUE		55,515
TOTAL EXEMPTION VALUE	HX HB	30,515
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		128,578
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		111,122

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0906/0635	11/02/1999	WD	Q	I		65,000
GRANTOR: MCCLURE RICHARD DUANE						
GRANTEE: ERDMANN THOMAS J &						
0768/0515	8/13/1996	WD	Q	I		50,000
GRANTOR: BELDEN JOSEPH D JR &						
GRANTEE: MCCLURE RICHARD DUA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W36 UST=[YR=1993] W11 S12 FCP=[YR=1993] S12 E11 N12 W11 $ E11 N12 $ S24 E9 FOP=[YR=1993] S4 E1 STR=[YR=1993] S2E3N2W3$ E4N4 W5 $ E27 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	100	0	0	635.00	SF	6.50	6.50	100	1991	1991	3	59.5	2,456	
2	0940	SHEDS/PORT	0	100	10	10	100.00	SF	30.00	30.00	100	2001	2001	3	20	600	

LAND DESCRIPTION

TOTAL OB/XF 3,056

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	100.00	100.00	FF		1.00	1.00	0.50	1,300.00	650.00	65,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 07/30/2025 BY SYS