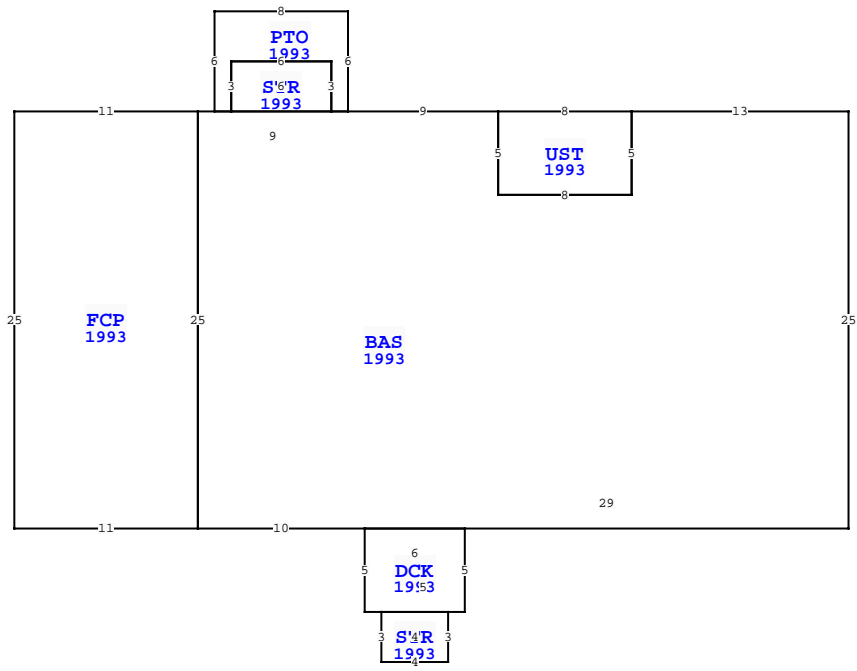


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	20	FACE BRICK	90
Exterior Wall	10	ABOVE AVG	10
Roof Structure	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	12	HARDWOOD	70
Interior Floor	14	CARPET	30
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		1	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	100
Units		0	100
BUD8 Adjustme	05	DIST 1A	100
Occupancy	00	NONE	100
Quality	04	Quality Level	04
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC		2016.00	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	935	100	1993
DCK	30	10	1993
FCP	275	25	1993
PTO	30	5	1993
STR	12	10	1993
STR	18	10	1993
UST	40	45	1993
TOTALS	1,340		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	- 0%	- 0								
Heated Area: 935						HX Base Yr					



NASSAU COUNTY PROPERTY		PAGE 1 of 1	8
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 8	Tax Dist:		
BUILDING MARKET VALUE	97,599		
TOTAL MARKET OB/XF VALUE	1,687		
TOTAL LAND VALUE - MARKET	110,500		
TOTAL MARKET VALUE	209,786		
SOH/AGL Deduction	48,093		
ASSESSED VALUE	161,693		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	161,693		
TOTAL JUST VALUE	209,786		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	180,172		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
4254	N/A	600	07/21/1987

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1988/0277	6/24/2015	WD	Q	I	01	140,000
GRANTOR: BLAKE FRANK & JANET						
GRANTEE: GRAY LEON & LORINDA						
1841/1029	2/21/2013	WD	Q	I	02	55,000
GRANTOR: REILLY MARDIE E						
GRANTEE: BLAKE FRANK & JANET						

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
1	0810	CONCRETE A	0	0	0	590.00	SF	6.50	6.50	100	1985	1985	3	44	1,687	

1320 CLINCH DR, FERNANDINA BEACH
BLD DATE
XF DATE
INC DATE
LGL DATE
LAND DATE
AG DATE
05/06/2025 MLU

BUILDING NOTES											
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BUILDING DIMENSIONS
BAS=[YR=1993] W13 UST=[YR=1993] W8 S5 E8N5 \$ S5 W8 N5 W9
PTO=[YR=1993] N6W8S6E1 STR=[YR=1993] E6N3W6S3\$ N3E6S3E1\$ W9
FCP=[YR=1993] W11S25E11N25\$ S25E10 DCK=[YR=1993] S5E1
STR=[YR=1993] S3E4N3W4\$ E5N5W6\$ E29N25\$.

LAND DESCRIPTION												TOTAL OB/XF												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	2100.00	100.00	100.00	FF		1.00	1.00	0.85	1,300.00	1,105.00	110,500							