BLOCK 310 S15 FT OF LOT 4 &
BLOCK 199 N10 FT OF LOT 1 &
W1/2 OF NECTARINE ST PAR 4

KETCHEM SETH T
1330 CLINCH DR
FERNANDINA BEACH, FL 32034

2025

00-00-31-1800-0310-0042

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

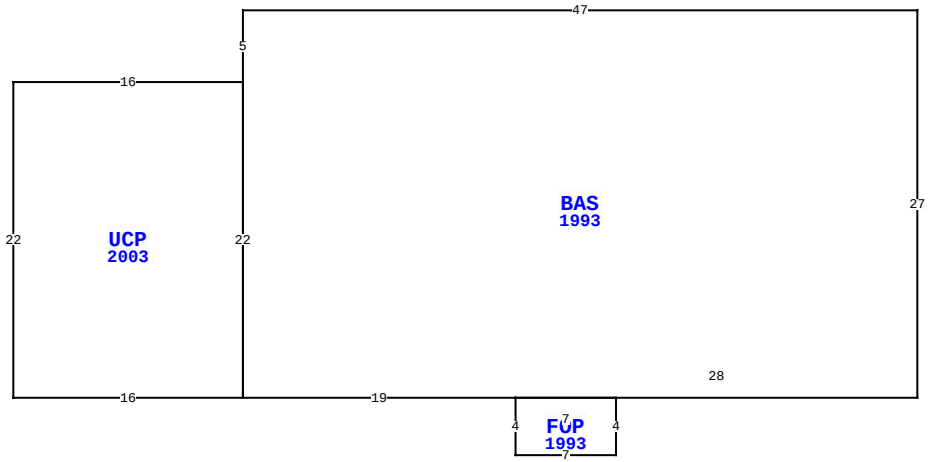
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 70
Exterior Wall	05	AVERAGE 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1.5 100
Frame	03	MASONRY 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	1,269	100	1993	1,269	102,310
FOP	28	30	1993	8	645
UCP	352	20	2003	70	5,643
TOTALS	1,649			1,347	108,599

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,347	122.6160	122.62	165,169	1965	1965	0	0	0	34.25	65.75

1 SINGLE FAM – 0% - 0 Heated Area: 1269 HX Base Yr



1330 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	108,599
TOTAL MARKET OB/XF VALUE	2,047
TOTAL LAND VALUE - MARKET	93,925
TOTAL MARKET VALUE	204,571
SOH/AGL Deduction	41,000
ASSESSED VALUE	163,571
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	163,571
TOTAL JUST VALUE	204,571
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	178,168

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1852/0737	4/18/2013	WD	Q	I	01	71,000
GRANTOR: FEDERAL NATIONAL MORT						
GRANTEE: KETCHEM SETH T						
1841/1713	2/19/2013	QC	U	I	11	100
GRANTOR: NATIONSTAR MORTGAGE L						
GRANTEE: FEDERAL NATIONAL MO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W47 S5 UCP=[YR=2003] W16 S22 E16 N22 $ S22
E19 FOP=[YR=1993] S4 E7 N4 W7 $ E28 N27 $.

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	0	0	0	1.00	UT	3,500.00	3,500.00	100	1965	1965	3	26	910	
2	0810	CONCRETE A	0	0	53	10	530.00	SF	6.50	6.50	100	1965	1965	3	20	689	
3	0810	CONCRETE A	0	0	11	8	88.00	SF	6.50	6.50	100	1965	1965	3	20	114	
4	0810	CONCRETE A	0	0	12	11	132.00	SF	6.50	6.50	100	1965	1965	3	20	172	
5	0825	BRICK	0	0	0	0	29.00	SF	12.50	12.50	100	1965	1965	3	44.8	162	

LAND DESCRIPTION

TOTAL OB/XF 2,047

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-2	85.00	100.00	85.00	FF		1.00	1.00	0.85	1,300.00	1,105.00	93,925							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 93,925 Market: 0 Agricultural: 0 Common: 93,925 PRINTED 07/30/2025 BY SYS