

LOT 3 (EX ELY 60'OF LOT 3)
IN OR 2198/1819

LANCASTER GAYLE M/LANCASTER REGINA M ET AL
2423 CLINCH DR
FERNANDINA BEACH, FL 32034

2026

00-00-30-0660-0003-0000



BUILDING CHARACTERISTICS			MARKET ADJUSTMENTS												NASSAU COUNTY PROPERTY													
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1 8													
Exterior Wall	05	AVERAGE 50	0100	01	1,488	106.5900	111.92	166,537	1976	1980	0	0	0	20.50	79.50	VALUATION BY STANDARD												
Exterior Wall	15	CONC BLOCK 50	1 SINGLE FAM 0% - 0 Heated Area: 900 HX Base Yr													Tax Group: 8 Tax Dist:												
Roof Structure	03	GABLE/HIP 100														BUILDING MARKET VALUE 132,397												
Roof Cover	12	MODULAR MT 100														TOTAL MARKET OB/XF VALUE 2,914												
Interior Wall	04	PLYWOOD 100														TOTAL LAND VALUE - MARKET 217,500												
Interior Floor	14	CARPET 100														TOTAL MARKET VALUE 352,811												
Air Condition	03	CENTRAL 100														SOH/AGL Deduction 100,382												
Heating Type	04	AIR DUCTED 100														ASSESSED VALUE 252,429												
Bedrooms	2	100														TOTAL EXEMPTION VALUE 0												
Bathrooms	1	100														BASE TAXABLE VALUE 252,429												
Frame	02	WOOD FRAME 100														TOTAL JUST VALUE 352,811												
Stories	2.	100														NCON VALUE 0												
Units	0	100	INCOME VALUE																									
Occupancy	00	NONE 100	PREVIOUS YEAR MKT VALUE 271,975																									
Quality			03	Quality Level 03																								
DOR CODE			0100	SINGLE FAMILY																								
MAP NUM			MKT AREA 02																									
NEIGHBORHOOD/LOC			2018.00																									
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																							
BAS	900	100	1993	900	80,079																							
FOP	582	30	1993	175	15,571																							
STR	76	10	2007	8	712																							
UGR	900	45	1993	405	36,036																							
TOTALS	2,458			1,488	132,397																							
EXTRA FEATURES			612 DONNIE LN, FERNANDINA BEACH													BLD DATE LGL DATE 04/24/2026 MLU												
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	0350	CARPORT WD	0	0 34 24	936.00	SF	13.00	13.00	100	1993	1993	3	20	2,434														
2	0940	SHEDS/PORT	0	0 8 10	80.00	SF	30.00	30.00	100	1980	1980	3	20	480														
LAND DESCRIPTION																	TOTAL OB/XF 2,914											
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		RSF	2145.00	144.00	145.00	FF		1.00	1.00	0.75	2,000.00	1,500.00	217,500											
REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 217,500 Market: 0 Agricultural: 0 Common: 217,500 PRINTED 07/09/2026 BY SYS																												