LOT 4
IN OR 509 PG 924
ST PATRICKS COVE PB 3/26

PUGLIESE JOHN J
2369 CLINCH DRIVE
FERNANDINA BEACH, FL 32034

2026

00-00-30-0660-0004-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	11	BD/BTN AVG 100
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	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	05	DIST 1A 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

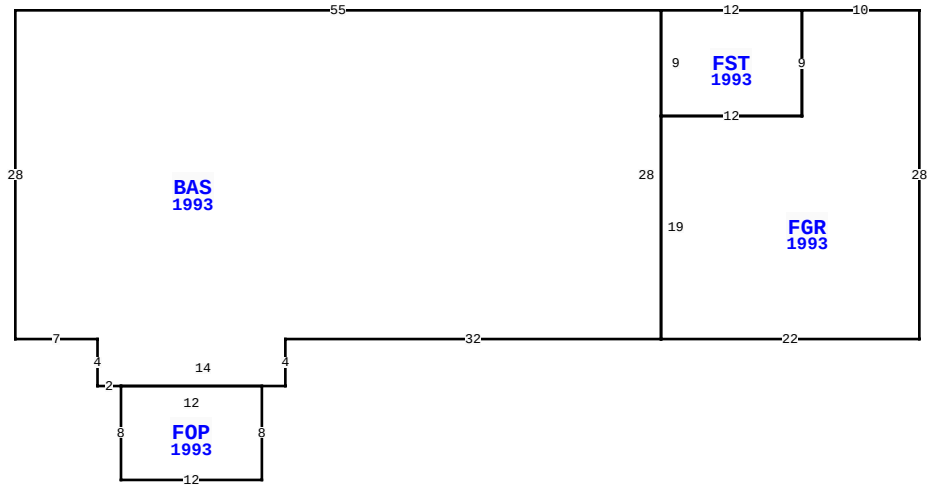
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	2019.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,604	100	1993	1,604	120,860
FGR	508	55	1993	279	21,022
FOP	96	30	1993	29	2,185
FST	108	55	1993	59	4,446
TOTALS	2,316			1,971	148,513

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,971	98.9800	103.93	204,846	1953	1970	0	0	0	27.50	72.50

1 SINGLE FAM 100% - 0 Heated Area: 1604 HX Base Yr 1988



2369 CLINCH DR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/24/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		148,513
TOTAL MARKET OB/XF VALUE		440
TOTAL LAND VALUE - MARKET		200,000
TOTAL MARKET VALUE		348,953
SOH/AGL Deduction		258,038
ASSESSED VALUE		90,915
TOTAL EXEMPTION VALUE	HX HB WR	56,411
BASE TAXABLE VALUE		34,504
TOTAL JUST VALUE		348,953
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		274,172

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B950319	REPAIR/RRF	2,400	04/01/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0509/0924	2/02/1987	WD	U	I		69,900
GRANTOR: DUCKETT LESTER JR						
GRANTEE: PUGLIESE JOHN & L A						
0270/0072	7/01/1978	WD	U	I		31,500
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=1993] W10 FST=[YR=1993] W12 BAS=[YR=1993] W55 S28 E7 S4 E2 FOP=[YR=1993] S8 E12 N8 W12 $ E14 N4 E32 N28 $ S9 E12 N9 $ S9 W12 S19 E22 N28 $.

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
3	1242	WD DECK A	0	100	0	0	220.00	SF	10.00	10.00	100	1984	1984	3	20	440	

LAND DESCRIPTION

TOTAL OB/XF 440

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		RSF-	2100.00	100.00	100.00	FF		1.00	1.00	1.00	2,000.00	2,000.00	200,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 200,000 Market: 0 Agricultural: 0 Common: 200,000 PRINTED 07/09/2026 BY SYS