LOT 7
IN OR 1998/890
ST PATRICKS COVE PB 3/26

HAYNES ANDREW R
2345 CLINCH DR
FERNANDINA BEACH, FL 32034

2026

00-00-30-0660-0007-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

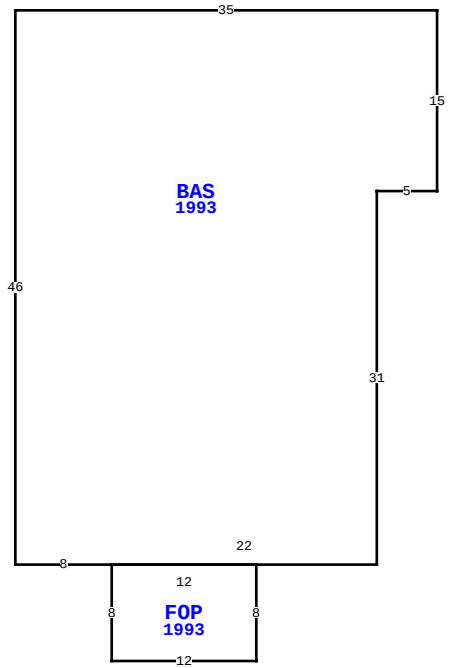
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	05	DIST 1A 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06
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	1,455	100	1993	1,455	164,996
FOP	96	30	1993	29	3,289
TOTALS	1,551			1,484	168,285

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,484	126.6840	133.02	197,402	1956	1995	0	0	0	14.75	85.25

1 SINGLE FAM 100% - 2016 Heated Area: 1455 HX Base Yr 2016



2345 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		168,285
TOTAL MARKET OB/XF VALUE		1,232
TOTAL LAND VALUE - MARKET		200,000
TOTAL MARKET VALUE		369,517
SOH/AGL Deduction		207,123
ASSESSED VALUE		162,394
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		110,983
TOTAL JUST VALUE		369,517
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		292,475

PERMIT NUM	DESCRIPTION	AMT	ISSUED
0297	REMODEL	9,900	06/01/1993
0235	CHNGE SRVC	0	06/01/1993
0076	REPAIR/RRF	1,680	06/01/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1998/0890	8/20/2015	WD	Q	I	02	183,500
GRANTOR: ABEL JEFFREY D &						
GRANTEE: HAYNES ANDREW R						
1330/0326	7/01/2005	WD	Q	I		198,500
GRANTOR: MARTINO NICHOLAS						
GRANTEE: ABEL JEFFREY D & DA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W35 S46 E8 FOP=[YR=1993] S8 E12 N8 W12 $ E22 N31 E5 N15 $.

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	0940	SHEDS/PORT	0	100	13	10	130.00	SF	30.00	30.00	100	2004	2004	3	20	780	
2	1242	WD DECK A	0	100	0	0	226.00	SF	10.00	10.00	100	1980	1980	3	20	452	

LAND DESCRIPTION

TOTAL OB/XF 1,232

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