



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 50
Exterior Wall	07	ASB SHNGLE 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	02	WALL BD/WD 50
Interior Wall	05	DRYWALL 50
Interior Floo	12	HARDWOOD 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
BAS	1,515	100
FOP	85	30
UGR	375	45
UOP	108	20
TOTALS	2,083	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,732	112.1250	117.73	203,908	1955	1997	0	0	0 17.38	82.62
1 SINGLE FAM		100% - 2023		Heated Area: 1515				HX Base Yr 2023			
The floor plan diagram shows a building layout with four labeled areas: BAS 1993 (a large rectangular area on the left), UOP 1993 (a small rectangular area at the top center), UGR 1993 (a rectangular area on the right), and FOP 1993 (a small rectangular area at the bottom center). Dimensions are provided for each section and the overall layout. The overall dimensions are 50 units wide and 20 units high. The UOP section is 9 units wide and 12 units high. The UGR section is 15 units wide and 25 units high. The FOP section is 17 units wide and 5 units high. The BAS section is 13 units wide and 17 units high. The overall dimensions are 50 units wide and 20 units high.											
BLD DATE				LGL DATE				01/31/2026			

2281 CLINCH DR, FERNANDINA BEACH

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

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0940	SHEDS/PORT	0 100	7	16	112.00	SF	30.00	30.00	100	1955
4	1242	WD DECK A	0 100	18	16	288.00	SF	10.00	10.00	100	1990

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	RES	100		RSF	2100.00	276.00	100.00	FF	1.00

TOTAL OB/XF											
TOT ADJ	1.30	UNIT PRICE	2,000.00	ADJ UNIT PRICE	2,600.00	LAND VALUE	260,000	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL

NASSAU COUNTY PROPERTY											
VALUATION SUMMARY											
VALUATION BY								STANDARD			
Tax Group: 8								Tax Dist:			
BUILDING MARKET VALUE								168,469			
TOTAL MARKET OB/XF VALUE								1,248			
TOTAL LAND VALUE - MARKET								260,000			
TOTAL MARKET VALUE								429,717			
SOH/AGL Deduction								96,495			
ASSESSED VALUE								333,222			
TOTAL EXEMPTION VALUE								51,411			
BASE TAXABLE VALUE								281,811			
TOTAL JUST VALUE								429,717			
NCON VALUE								0			
INCOME VALUE											
PREVIOUS YEAR MKT VALUE								332,703			

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
2571/1390	6/14/2022	WD	Q	I	01	365,000			
GRANTOR:METTEE MICHAEL A & SH									
GRANTEE:NEWMAN SHANE PATRIC									
2082/0957	11/04/2016	WD	Q	I	01	209,900			
GRANTOR:YANKE JOYCE L									
GRANTEE:METTEE MICHAEL A &									

BUILDING NOTES											

BUILDING DIMENSIONS											
UGR=[YR=1993] W15 BAS=[YR=1993] W11 UOP=[YR=1993] N12 W9 S12E9\$ W9 N12 W20 S50 E13 FOP=[YR=1993] E17N5 W17 S5\$ N5 E17N11 E10 N22\$ S25 E15 N25\$.											