LOTS 11 & 12
IN OR 2055/1183
ST PATRICKS COVE PB 3/26

MAYNARD KRISTOPHER RYAN &/BENNETT SAMANTHA K
2257 CLINCH DRIVE
FERNANDINA BEACH, FL 32034

2026

00-00-30-0660-0011-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

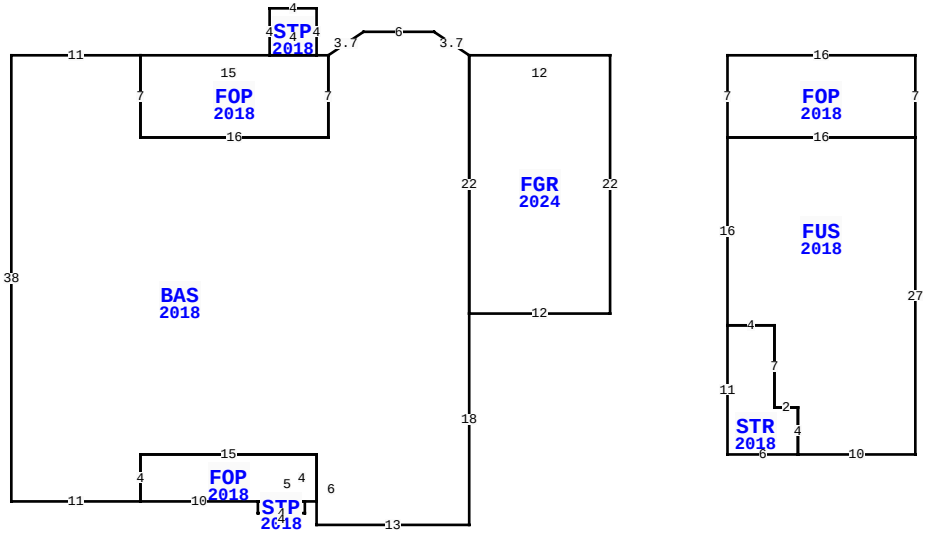
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
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	1,354	100	2018	1,354	201,985
FGR	264	55	2024	145	21,631
FOP	60	30	2018	18	2,685
FOP	112	30	2018	34	5,072
FOP	112	30	2018	34	5,072
FUS	380	100	2018	380	56,687
STP	4	10	2018	0	0
STP	16	10	2018	2	299
STR	52	10	2018	5	746
TOTALS	2,354			1,972	294,176

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,972	110.6420	153.79	303,274	2018	2018	0	0	0	3.00	97.00

1 SNGL FAM 100% - 2019 Heated Area: 1734 HX Base Yr 2019



2257 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		294,176
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		260,000
TOTAL MARKET VALUE		554,176
SOH/AGL Deduction		280,165
ASSESSED VALUE		274,011
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		222,600
TOTAL JUST VALUE		554,176
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		455,936

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22005124	GARAGE	15,808	04/04/2022
B1709679	NEW CONSTR	202,682	11/01/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2055/1183	6/28/2016	WD	Q	V	01	69,000
GRANTOR: WATSON JOHN P						
GRANTEE: MAYNARD KRISTOPHER						
0947/0535	8/29/2000	WD	Q	V		12,000
GRANTOR: REED JONATHAN J & KIM						
GRANTEE: WATSON JOHN P						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018;ORIG=0,0] U2L3 W6 D2L3 S7 W16 N7 W11 S38 E11 N4 E15 S6 E13 N18 N22 $
FUS=[YR=2018;ORIG=38,7] S27 W10 N4 W2 N7 W4 N16 E16 $
FOP=[YR=2018;ORIG=-12,0] W1 W15 S7 E16 N7 $
FOP=[YR=2018;ORIG=22,0] E16 S7 W16 N7 $
FOP=[YR=2018;ORIG=-28,38] E10 E5 N4 W15 S4 $
STR=[YR=2018;ORIG=28,34] W6 N11 E4 S7 E2 S4 $
STP=[YR=2018;ORIG=-13,0] N4 W4 S4 E4 $
STP=[YR=2018;ORIG=-18,38] S1 E4 N1 W4 $
PTR=[ORIG=0,0] E15 W15 $
FGR=[YR=2024;ORIG=0,0] E12 S22 W12 N22 $
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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

LAND DESCRIPTION

TOTAL OB/XF 0

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	275.00	100.00	FF		1.00	1.00	1.30	2,000.00	2,600.00	260,000							

REVIEW DATE 02/15/2024 BY TW Total Acres: 0.00 Total Land Value: 260,000 Market: 0 Agricultural: 0 Common: 260,000 PRINTED 07/09/2026 BY SYS