



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 70
Exterior Wall	05	AVERAGE 30
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 90
Interior Floor	11	CLAY TILE 10
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
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	1,613	100	1993	1,613	106,253
FEP	144	80	1993	115	7,576
FOP	186	30	1993	56	3,689
FUS	899	100	1993	899	59,220
UOP	36	20	1993	7	461
TOTALS	2,878			2,690	177,198

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0511	GARAGE CB-	0	100	26	32	832.00	SF	40.00	40.00	
4	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000100	C	RES	100		RSF	2100.00	150.00	100.00	FF	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,690	102.1440	107.25	288,502	1955	1955	0	0	38.58	61.42
1 SINGLE FAM 100% - 0 Heated Area: 2512 HX Base Yr 1981											
BLD DATE: 04/24/2026 MLU											
2069 CLINCH DR, FERNANDINA BEACH											

TOTAL OB/XF											
20,502											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY		PAGE 1 of 1	
VALUATION BY		STANDARD	
Tax Group: 8		Tax Dist:	
BUILDING MARKET VALUE		177,198	
TOTAL MARKET OB/XF VALUE		28,502	
TOTAL LAND VALUE - MARKET		220,000	
TOTAL MARKET VALUE		417,700	
SOH/AGL Deduction		280,723	
ASSESSED VALUE		136,977	
TOTAL EXEMPTION VALUE		HX HB SX	
BASE TAXABLE VALUE		35,566	
TOTAL JUST VALUE		417,700	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		337,079	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0412398	REPAIR/RRF	2,450	03/01/2004
R992132	REPAIR/RRF	2,500	11/01/1999
8268	GARAGE	14,144	07/28/1992
8222	DEMOLITION	0	07/02/1992
4013	H/AC	1,800	11/14/1991

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2651/521	6/23/2023	WD	U	I	11
GRANTOR: HARPER CURTIS W & BAR					
GRANTEE: HARPER FAMILY TRUST					
0329/0095	1/01/1981	WD	Q	I	
GRANTOR:					
GRANTEE:					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1993] W10 FEP=[YR=1993] N9 W16 UOP=[YR=1993] W4 S9 E4 N9\$ S9 E16\$ W20 N4 W33 S29 E16 N2 E16 FOP=[YR=1993] S6 E31 N6 W31\$ E31 N23 \$ PTR=E15 FUS=[YR=1993] E31 S29 W31 N29\$ W15\$.											