PT OF LOT 1 (S-3 & S-4)
OR 290/95 & 291/122 & 308/79
CASHEN LOT 20 PB 3/38

COLLIER JACK C
1737 CLINCH DRIVE
FERNANDINA BEACH, FL 32034

2026

00-00-30-0700-0001-0030

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

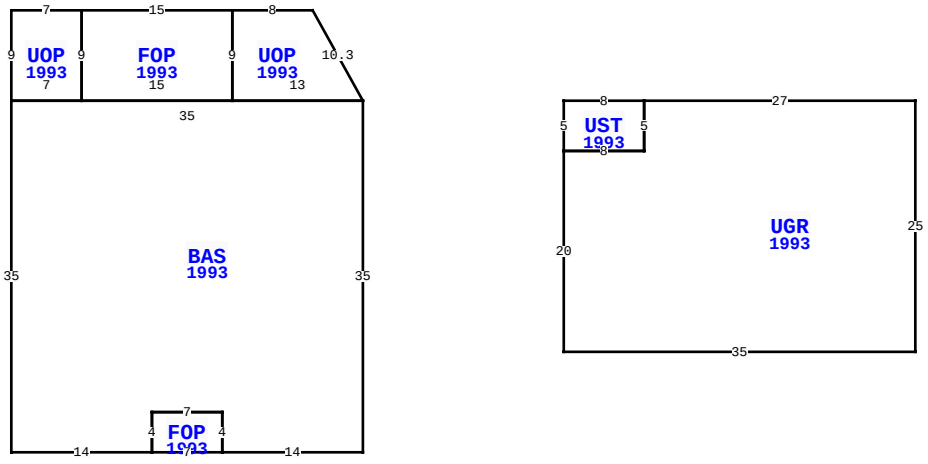
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	07	CORK/VTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	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	1,197	100	1993	1,197	109,390
FOP	28	30	1993	8	731
FOP	135	30	1993	40	3,655
UGR	835	45	1993	376	34,361
UOP	63	20	1993	13	1,188
UOP	95	20	1993	19	1,736
UST	40	45	1993	18	1,645
TOTALS	2,393			1,671	152,708

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,671	103.0000	108.15	180,719	1992	1992	0	0	0	15.50	84.50

1 SINGLE FAM 100% - 0 Heated Area: 1197 HX Base Yr 1981



VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		152,708
TOTAL MARKET OB/XF VALUE		5,954
TOTAL LAND VALUE - MARKET		176,000
TOTAL MARKET VALUE		334,662
SOH/AGL Deduction		218,512
ASSESSED VALUE		116,150
TOTAL EXEMPTION VALUE	HX HB DX SL	116,150
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		334,662
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		266,220

PERMIT NUM	DESCRIPTION	AMT	ISSUED
8182	REPAIR/RRF	300	06/18/1992
7692	ADDITION	42,000	11/19/1991

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0291/0122	5/11/1979	QC	U	V		100

GRANTOR: DUCKWORTH CHARLES EUG
GRANTEE: COLLIER JACK C

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

1737 CLINCH DR, FERNANDINA BEACH

BUILDING NOTES

BUILDING DIMENSIONS

UOP=[YR=1993] U9 L5 W8FOP=[YR=1993] W15 UOP=[YR=1993] W7S9 BAS=[YR=1993] S35 E14 FOP=[YR=1993] E7 N4 W7 S4$ N4 E7 S4 E14 N35 W35$ E7 N9$ S9 E15 N9$ S9 E13$ PTR=E20 UST=[YR=1993] E8 UGR=[YR=1993] E27 S25 W35N20 E8 N5$ S5 W8 N5$ W20$.

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	0510	GARAGE WD-	0	100	38	19	822.00	SF	35.00	35.00	100	1963	1963	3	20	5,754	
2	1242	WD DECK A	0	100	0	0	100.00	SF	10.00	10.00	100	1992	1992	3	20	200	

LAND DESCRIPTION

TOTAL OB/XF 5,954

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-2	88.00	265.00	88.00	FF		1.00	1.00	1.00	2,000.00	2,000.00	176,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 176,000 Market: 0 Agricultural: 0 Common: 176,000 PRINTED 07/09/2026 BY SYS