LOT 2 (EX PT IN R/W)
CASHEN LOT 20 SUB PBK 3/38

GRIMLEY BRIAN J & MELANIE B
1749 CLINCH DR
FERNANDINA BEACH, FL 32034

2026

00-00-30-0700-0002-0000

BUILDING CHARACTERISTICS

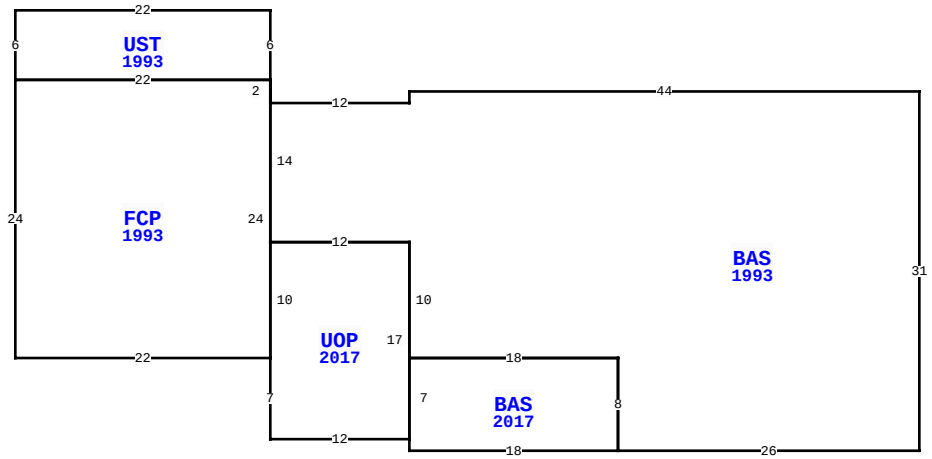
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floo	12	HARDWOOD 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1.5 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	05	DIST 1A 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05
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	1,364	100	1993	1,364	229,525
BAS	144	100	2017	144	24,231
FCP	528	25	1993	132	22,212
UOP	204	20	2017	41	6,899
UST	132	45	1993	59	9,928
TOTALS	2,372			1,740	292,796

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,740	140.3600	195.10	339,474	1959	2010	0	0	0	13.75	86.25

1 SNGL FAM 100% - 2022 Heated Area: 1508 HX Base Yr 2022



1749 CLINCH DR, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		292,796
TOTAL MARKET OB/XF VALUE		92,872
TOTAL LAND VALUE - MARKET		300,000
TOTAL MARKET VALUE		685,668
SOH/AGL Deduction		157,369
ASSESSED VALUE		528,299
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		476,888
TOTAL JUST VALUE		685,668
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		555,159

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1704181	ADDITIIONQ	41,397	05/10/2017
B1530513	SCRNROOM	55,995	06/01/2015
B1530291	SWIM POOL	37,369	04/01/2015
0194	REPAIR/RRF	2,000	05/01/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2513/1399	11/15/2021	WD	Q	I	02	604,500
GRANTOR: BOUDREAU AIMEE E & JO						
GRANTEE: GRIMLEY BRIAN J & M						
2392/0117	9/11/2020	WD	Q	I	01	490,000
GRANTOR: NANTZ CYNTHIA M & JAC						
GRANTEE: BOUDREAU AIMEE E &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W44 S1 W12 N2 UST=[YR=1993] N6 W22 S6 FCP=[YR=1993] S24 E22 UOP=[YR=2017] S7 E12 BAS=[YR=2017] S1 E18 N8 W18 S7$ N17 W12 S10$ N24 W22$ E22$ S14 E12 S10 E18 S8 E26 N31$.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1959	1959	3	20	700	
2	0940	SHEDS/PORT	0	100	20	10	240.00	SF	30.00	30.00	100	1959	1959	3	20	1,440	
3	0681	POLE SHED	0	100	20	10	200.00	SF	15.00	15.00	100	1980	1980	3	20	600	
4	0681	POLE SHED	0	100	20	10	200.00	SF	15.00	15.00	100	1980	1980	3	20	600	
7	0860	POOL/SPA	0	100	0	0	1.00	UT	75,000.00	75,000.00	100	2015	2015	04	90	67,500	
8	0911	SCRN RM A	0	100	0	0	1,360.00	SF	27.00	27.00	100	2015	2015	3	60	22,032	

LAND DESCRIPTION

TOTAL OB/XF 92,872

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	0006	RSF-	2100.00	250.00	100.00	FF		1.00	1.00	1.50	2,000.00	3,000.00	300,000							

REVIEW DATE 03/14/2024 BY KBA Total Acres: 0.00 Total Land Value: 300,000 Market: 0 Agricultural: 0 Common: 300,000 PRINTED 07/09/2026 BY SYS