LOT 3 (EX R/W)
IN OR 118 PG 44
CASHEN LOT 20 PB 3/38

MITCHELL SALLIE B
1821 CLINCH DRIVE
FERNANDINA BEACH, FL 32034

2026

00-00-30-0700-0003-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

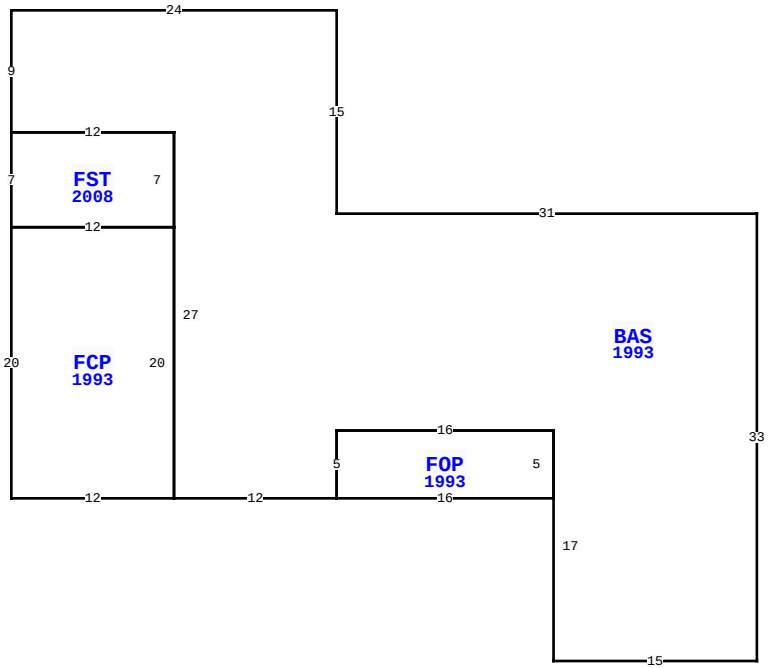
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	13	LVT/LAMNT 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	03	MASONRY 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	1,291	100	1993	1,291	118,374
FCP	240	25	1993	60	5,501
FOP	80	30	1993	24	2,201
FST	84	55	2008	46	4,218
TOTALS	1,695			1,421	130,295

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,421	129.3760	135.84	193,029	1960	1980	0	0	0	32.50	67.50

1 SINGLE FAM 100% - 0 Heated Area: 1291 HX Base Yr 1972



1821 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		130,295
TOTAL MARKET OB/XF VALUE		2,236
TOTAL LAND VALUE - MARKET		240,000
TOTAL MARKET VALUE		372,531
SOH/AGL Deduction		286,814
ASSESSED VALUE		85,717
TOTAL EXEMPTION VALUE	HX HB WX SL	85,717
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		372,531
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		283,584

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M14315	MECH OTHER	0	01/01/2009
B22130	REMODEL	15,000	12/01/2008
B20822	REMODEL	36,000	12/01/2007
E20332	ELEC OTHER	2,000	12/01/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0102/0386	1/01/1970	TA	U	I		16,500

GRANTOR:

GRANTEE:

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W31 N15 W24S9 FST=[YR=2008] S7 FCP=[YR=1993] S20E12N20W12$ E12N7 W12$ E12S27E12 FOP=[YR=1993] E16N5 W16S5$ N5E16S17 E15N33$.

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	0940	SHEDS/PORT	0	100	23	12	276.00	SF	30.00	30.00	100	2008	2008	3	27	2,236	

LAND DESCRIPTION

TOTAL OB/XF 2,236

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	200.00	100.00	FF		1.00	1.00	1.20	2,000.00	2,400.00	240,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 240,000 Market: 0 Agricultural: 0 Common: 240,000 PRINTED 07/09/2026 BY SYS