LOT S1/2 OF 2 OR 2210/1100
(EX S-5 & S-6)
SUB OF SEC 30 PB 1/5

JEWELL SIDNEY R
1650 CLINCH DR
FERNANDINA BEACH, FL 29609

2026

00-00-30-0800-0002-0030

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

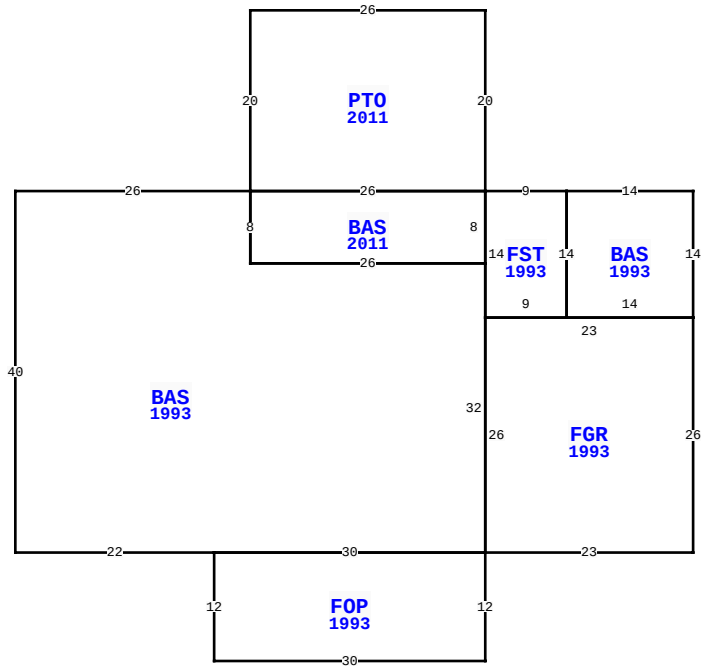
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 70
Interior Floo	13	LVT/LAMNT 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	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	196	100	1993	196	20,190
BAS	1,872	100	1993	1,872	192,836
BAS	208	100	2011	208	21,427
FGR	598	55	1993	329	33,891
FOP	360	30	1993	108	11,125
FST	126	55	1993	69	7,108
PTO	520	5	2011	26	2,678
TOTALS	3,880			2,808	289,255

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,808	106.1760	147.58	414,405	1976	1981	0	0	0	30.20	69.80

1 SNGL FAM 100% - 2025 Heated Area: 2276 HX Base Yr 2025



1650 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		298,475
TOTAL MARKET OB/XF VALUE		3,134
TOTAL LAND VALUE - MARKET		252,000
TOTAL MARKET VALUE		553,609
SOH/AGL Deduction		14,021
ASSESSED VALUE		539,588
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		488,177
TOTAL JUST VALUE		553,609
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		525,402

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2392/0319	9/08/2020	LE	U	I	11	100
GRANTOR: WILKINSON JILL M						
GRANTEE: JEWELL SIDNEY R						
2210/1100	7/12/2018	WD	Q	I	01	336,500
GRANTOR: BULLS TAMMY & WINSON						
GRANTEE: WILKINSON JILL M						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W14 FST=[YR=1993] W9 PTO=[YR=2011] N20 W26 S20 BAS=[YR=1993] W26 S40 E22 FOP=[YR=1993] S12 E30 N12 W30$ E30 FGR=[YR=1993] E23 N26 W23 S26$ N32 BAS=[YR=2011] N8 W26 S8 E26$ W26 N8$ E26$ S14 E9 N14$ S14 E14 N14$.

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
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1980	1980	3	42	1,470	
4	0351	CARPORT MT	0	100	26	32	832.00	SF	10.00	10.00	100	1990	1990	3	20	1,664	

LAND DESCRIPTION

TOTAL OB/XF 3,134

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	0.00	0.00	1.68	AC		1.00	1.00	1.00	150,000.00	150,000.00	252,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 1.68 Total Land Value: 252,000 Market: 0 Agricultural: 0 Common: 252,000 PRINTED 07/09/2026 BY SYS

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2026

00-00-30-0800-0002-0030

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

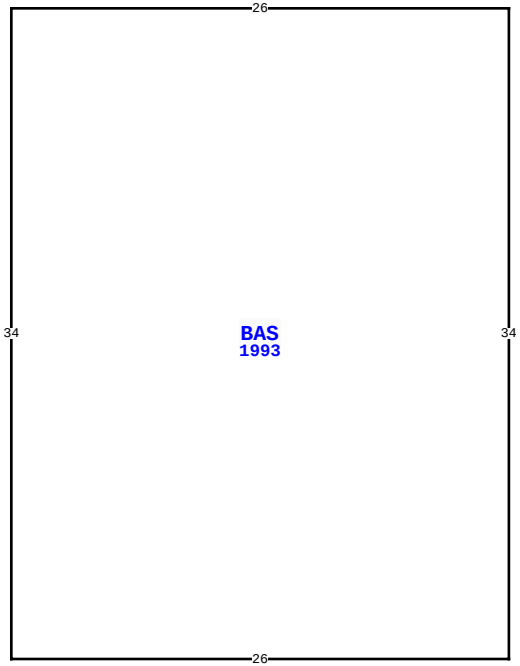
ELEMENT	CD	CONSTRUCTION
Exterior Wall	08	WD ON PLY 50
Exterior Wall	15	CONC BLOCK 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	03	MASONRY 100
Stories	0	0 100
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	884	100	1993	884	9,220
TOTALS	884			884	9,220

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	884	53.5000	20.86	18,440	1976	1976	0	0	0	50.00	50.00

2 GARAGE RES 100% - 2025 Heated Area: 884 HX Base Yr 2025



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2210/1100	7/12/2018	WD	Q	I	01	336,500
GRANTOR: BULLS TAMMY & WINSON						
GRANTEE: WILKINSON JILL M						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W26 S34 E26 N34$.

EXTRA FEATURES

L N	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

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 01/01/2023 BY CD Total Acres: 1.68 Total Land Value: 252,000 Market: 0 Agricultural: 0 Common: 252,000 PRINTED 07/09/2026 BY SYS