

PT OF S1/2 OF LOT 2
IN OR 2393/75
SUB OF SEC 30 PB 1/5

MIXON ROBERT D JR & GINNY SUE
1662 CLINCH DRIVE
FERNANDINA BEACH, FL 32034

2026

00-00-30-0800-0002-0060



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 60
Exterior Wall	05	AVERAGE 40
Roof Structure	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floor	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories		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
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NEIGHBORHOOD/LOC	2018.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,020	100	1993	1,020	85,083
BAS	483	100	2011	483	40,289
FOP	133	30	1993	40	3,336
FOP	78	30	2011	23	1,919
FUS	875	100	2011	875	72,987
PTO	126	5	2011	6	501
UCP	216	20	1993	43	3,587

TOTALS	2,931			2,490	207,702
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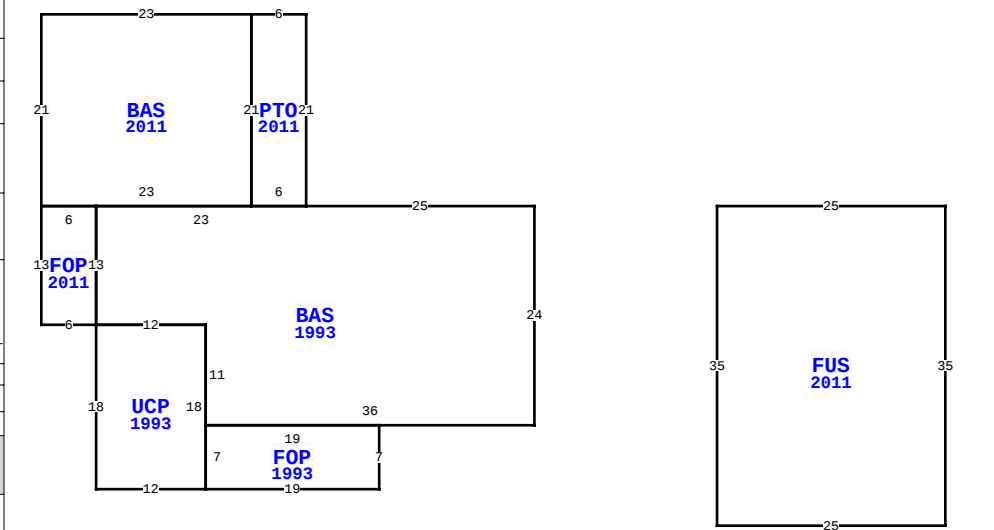
EXTRA FEATURES	
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TOTALS		2,931				2,490	207,762
EXTRA FEATURES							
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	
1	0680	POLE SHED	0	100	0	0	
5	0681	POLE SHED	0	100	21	6	
6	0940	SHEDS/PORT	0	100	36	12	

LAND DESCRIPTION			TOTAL OB/XF														13,295
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE
1	000100	C	RES	100		RSF-2	0.00	0.00	1.02	AC		1.00	1.00	0.75	150,000.00	112,500.00	114,750

REVIEW DATE	01/01/2023	BY	CD
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MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,490	108.6720	114.11	284,134	1965	1980	0	0	0	26.90 73.10
1 SINGLE FAM 100% - 2021						Heated Area: 2378			HX Base Yr 2021		



1662 CLINCH DR, FERNANDINA BEACH	BLD DATE	LGL DATE	04/24/2026	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

NASSAU COUNTY PROPERTY				PAGE 1 of 1	8
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 8		Tax Dist:	
BUILDING MARKET VALUE				207,702	
TOTAL MARKET OB/XF VALUE				13,295	
TOTAL LAND VALUE - MARKET				114,750	
TOTAL MARKET VALUE				335,747	
SOH/AGL Deduction				110,220	
ASSESSED VALUE				225,527	
TOTAL EXEMPTION VALUE		HX HB		51,411	
BASE TAXABLE VALUE				174,116	
TOTAL JUST VALUE				335,747	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				322,060	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2393/0075	9/03/2020	WD	U	I	16	150,000	
GRANTOR: GILLESPIE DEANNA L &							
GRANTEE: MIXON ROBERT D JR &							
2346/1775	3/09/2020	WD	U	I	11	100	
GRANTOR: MIXON ROBERT D SR							
GRANTEE: GILLESPIE DEANNA L							

BUILDING NOTES															
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BUILDING DIMENSIONS															
BAS=[YR=1993] W25 PTO=[YR=2011] N21 W6 BAS=[YR=2011] W23 S21 FOP=[YR=2011] S13 E6 UCP=[YR=1993] S18 E12 FOP=[YR=1993] E19 N7 W19S7\$ N18 W12\$ N13 W6\$ E23 N21\$ S21 E6\$ W23 S13 E12 S11 E36 N24\$ PTR= E20 FUS=[YR=2011] E25 S35 W25 N35\$ W20\$.															