

PT OF N1/2 OF LOT 2
IN OR 2373/1191
SUB OF SEC 30 PB 1/5

BLAND REID & KRISTY M
1618 CLINCH DR
FERNANDINA BEACH, FL 32034

2026

00-00-30-0800-0002-0070



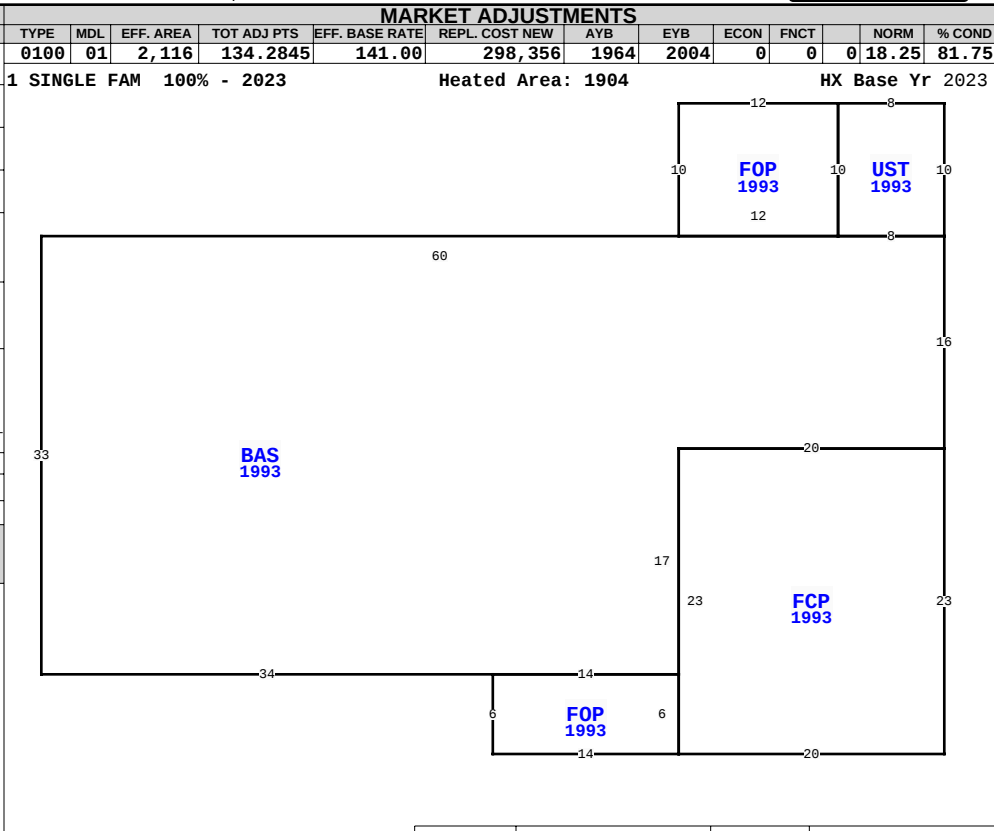
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 50
Interior Wall	06	CUST PANEL 50
Interior Floo	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	04	Quality Level 04
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	1,904	100	1993	1,904	219,469
FCP	460	25	1993	115	13,256
FOP	84	30	1993	25	2,882
FOP	120	30	1993	36	4,150
UST	80	45	1993	36	4,150
TOTALS	2,648			2,116	243,906

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00
3	1242	WD DECK A	0 100	14	24	336.00	SF	4.00	4.00
4	0940	SHEDS/PORT	0 100	15	14	210.00	SF	30.00	30.00
5	0350	CARPORT WD	0 100	23	12	276.00	SF	8.58	8.58

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100	0006	RSF	2176.00	264.00	176.00



1618 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			
VALUATION BY		STANDARD	
Tax Group: 8		Tax Dist:	
BUILDING MARKET VALUE		243,906	
TOTAL MARKET OB/XF VALUE		3,179	
TOTAL LAND VALUE - MARKET		352,000	
TOTAL MARKET VALUE		599,085	
SOH/AGL Deduction		130,241	
ASSESSED VALUE		468,844	
TOTAL EXEMPTION VALUE		HX HB	51,411
BASE TAXABLE VALUE		417,433	
TOTAL JUST VALUE		599,085	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		466,645	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
250009225	PL HOUSE T-2124	209,013	08/18/2025
250009226	POOL	80,000	08/18/2025

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2373/1191	7/01/2020	WD	Q	I	01	352,600
GRANTOR: NANTZ JACOB & CINDY M						
GRANTEE: BLAND REID & KRISTY						
2245/1552	12/26/2018	WD	Q	I	01	280,000
GRANTOR: WILBUR JASON A & CASE						
GRANTEE: NANTZ JACOB & CINDY						

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1993] W8 FOP=[YR=1993] N10 W12 S10 E12\$ W60 S33 E34 FOP=[YR=1993] S6 E14 FCP=[YR=1993] E20 N23 W20S23\$ N6 W14\$ E14 N17 E20 N16\$ UST=[YR=1993] N10 W8 S10E8\$.									