PT OF LOT 7 (TRACT 1)
IN OR 1047/432
SUB OF SEC 30 PB 1/5

PEREZ LIZABETH & JOSE A
1680 CLINCH DR
FERNANDINA BEACH, FL 32034

2026

00-00-30-0800-0007-0120

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	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02

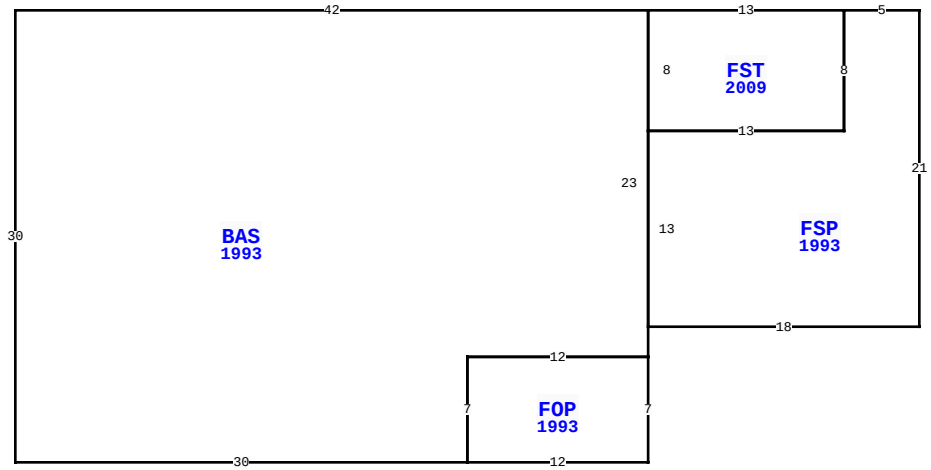
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	2019.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,176	100	1993	1,176	115,954
FOP	84	30	1993	25	2,465
FSP	274	40	1993	110	10,846
FST	104	55	2009	57	5,620
TOTALS	1,638			1,368	134,885

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,368	129.5268	136.00	186,048	1962	1990	0	0	0	27.50	72.50

1 SINGLE FAM 0% - 0 Heated Area: 1176 HX Base Yr



BLD DATE	01/27/2015	KK	LGL DATE
XF DATE			LAND DATE 04/24/2026 MLU
INC DATE			AG DATE

1680 CLINCH DR, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	134,885
TOTAL MARKET OB/XF VALUE	2,144
TOTAL LAND VALUE - MARKET	290,000
TOTAL MARKET VALUE	427,029
SOH/AGL Deduction	138,390
ASSESSED VALUE	288,639
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	288,639
TOTAL JUST VALUE	427,029
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	319,998

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1047/0432	4/02/2002	WD	Q	I		105,900
GRANTOR: PERRY DONALD L & PANZ						
GRANTEE: PEREZ LIZABETH & JO						
0519/0642	6/05/1987	WD	Q	I		50,000
GRANTOR: CARVER DAVID & S A						
GRANTEE: PERRY DONALD & PANZ						

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=1993] W5 FST=[YR=2009] W13 BAS=[YR=1993] W42 S30 E30
FOP=[YR=1993] E12N7W12S7$ N7E12N23$S8E13N8$ S8W13S13E18N21$.

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	0	20	16	320.00	SF	30.00	30.00	100	1990	1990	3	20	1,920	
2	1243	WD DECK F	0	0	20	7	140.00	SF	8.00	8.00	100	2000	2000	3	20	224	

LAND DESCRIPTION

TOTAL OB/XF 2,144

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	0	0006	RSF-	2145.00	150.00	145.00	FF		1.00	1.00	1.00	2,000.00	2,000.00	290,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 290,000 Market: 0 Agricultural: 0 Common: 290,000 PRINTED 07/09/2026 BY SYS