PT OF LOT 8
IN OR 2709/406
SUB OF SEC 30 PB 1/5

BRYAN AMY ELIZABETH LIVING TRUST/BRYAN AMY ELIZABE
1689 CLINCH DR
FERNANDINA BEACH, FL 32034

2026

00-00-30-0800-0008-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

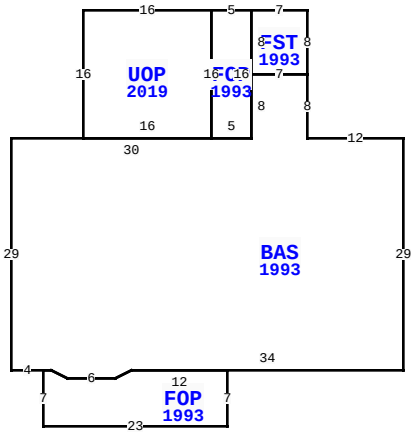
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 60
Exterior Wall	31	HARDIE BRD 40
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	03	MASONRY 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	05	DIST 1A 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	2019.00	

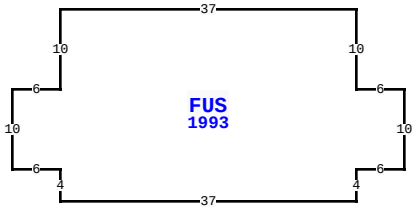
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,485	100	1993	1,485	232,509
FOP	80	30	1993	24	3,758
FOP	153	30	1993	46	7,202
FST	56	55	1993	31	4,854
FUS	1,008	100	1993	1,008	157,825
UOP	256	20	2019	51	7,985
TOTALS	3,038			2,645	414,133

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,645	136.7856	190.13	502,894	1976	2000	0	0	0	17.65	82.35

1 SNGL FAM 0% - 2025 Heated Area: 2493 HX Base Yr





1689 CLINCH DR, FERNANDINA BEACH

BLD DATE	03/03/2023 NW	LGL DATE	
XF DATE		LAND DATE	04/24/2026 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	414,133
TOTAL MARKET OB/XF VALUE	8,913
TOTAL LAND VALUE - MARKET	954,750
TOTAL MARKET VALUE	1,377,796
SOH/AGL Deduction	127,682
ASSESSED VALUE	1,250,114
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,250,114
TOTAL JUST VALUE	1,377,796
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,136,467

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2709/406	5/01/2024	WD	Q	I	01	1,400,000
GRANTOR: FANELLI ANGELO J & TR						
GRANTEE: BRYAN AMY ELIZABETH						
2244/1411	12/19/2018	WD	Q	I	01	520,000
GRANTOR: RISH ELOISE H REV TRU						
GRANTEE: FANELLI ANGELO J &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W12 N8 FST=[YR=1993] N8 W7 FOP=[YR=1993] W5 UOP=[YR=2019] W16 S16 E16 N16$ S16 E5 N16 $ S8 E7$ W7 S8 W30 S29 E4 FOP=[YR=1993] S7 E23 N7 W12 D1 L2 W6 U1 L2 W1 $ E1 R2 D1 E6 U1 R2 E34 N29 $ PTR= E15 FUS=[YR=1993] E6 N10 E37 S10 E6 S10W6 S4 W37 N4 W6 N10 $ W15 $.

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	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	1976	1976	3	34	680	
5	0510	GARAGE WD-	0	0	34	24	816.00	SF	35.00	35.00	100	1977	1977	3	20	5,712	
6	0350	CARPORT WD	0	0	24	13	312.00	SF	13.00	13.00	100	1960	1960	3	20	811	
7	0681	POLE SHED	0	0	10	13	130.00	SF	15.00	15.00	100	1960	1960	3	20	390	
8	0940	SHEDS/PORT	0	0	22	10	220.00	SF	30.00	30.00	100	1970	1970	3	20	1,320	

LAND DESCRIPTION

TOTAL OB/XF 8,913

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	000116	C	RES MARSH	0		RSF-2	0.00	0.00	3.35	AC		1.00	1.00	1.00	285,000.00	285,000.00	954,750							

REVIEW DATE 01/01/2023 BY CD Total Acres: 3.35 Total Land Value: 954,750 Market: 0 Agricultural: 0 Common: 954,750 PRINTED 07/09/2026 BY SYS