

PT OF LOT 10 (S-4 & S-3)
IN OR 1726/610 & OR 1726/560
SUB OF SEC 30 PB 1/5

RUSHTON MITCHELL D JR & PAMELA
1734 CLINCH DRIVE
FERNANDINA BEACH, FL 32034

2026

00-00-30-0800-0010-0040



BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Exterior Wall	05 AVERAGE 70
Exterior Wall	20 FACE BRICK 30
Roof Structur	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 60
Interior Wall	04 PLYWOOD 40
Interior Floo	14 CARPET 70
Interior Floo	12 HARDWOOD 30
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	02 WOOD FRAME 100
Frame	1.5 1.5 100
Stories	0 100
Units	05 DIST 1A 100
BUD8 Adjustme	00 NONE 100
Occupancy	

Quality	03 Quality Level 03
DOR CODE	0100 SINGLE FAMILY

MAP NUM	MKT AREA	02
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NEIGHBORHOOD/LOC	2019.00
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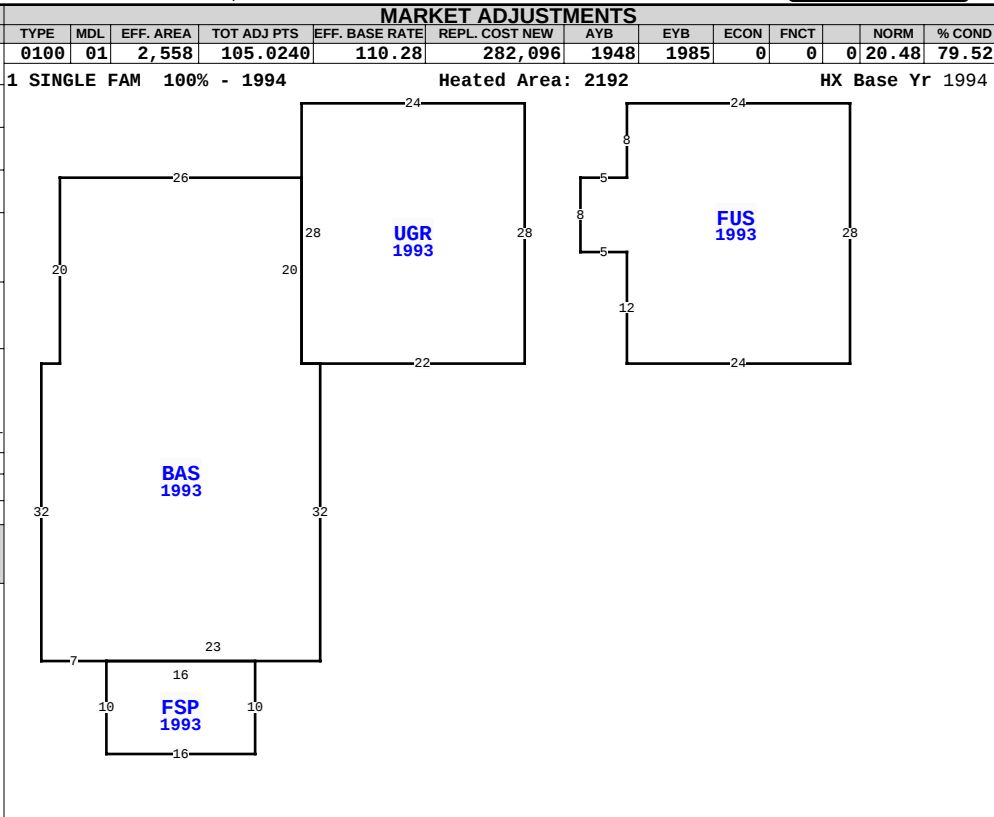
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,480	100	1993	1,480	129,788
FSP	160	40	1993	64	5,613
FUS	712	100	1993	712	62,438
UGR	672	45	1993	302	26,484

TOTALS	3,024			2,558	224,323
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	1242	WD DECK A	0 100	10	8	80.00	SF	10.00	10.00
2	0940	SHEDS/PORT	0 100	13	10	130.00	SF	30.00	30.00
3	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00
4	1242	WD DECK A	0 100	11	12	132.00	SF	10.00	10.00

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-2	0.00	0.00	2.30
2	000100	C	RES	100	0006	RSF-2	0.00	0.00	4.00

REVIEW DATE	01/01/2023	BY	CD
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1722 CLINCH DR, FERNANDINA BEACH	BLD DATE	LGL DATE	04/24/2026	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

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
1	1242	WD DECK A	0 100	10	8	80.00	SF	10.00	10.00	100	1988	1988	3	20	160	
2	0940	SHEDS/PORT	0 100	13	10	130.00	SF	30.00	30.00	100	2007	2007	3	24	936	
3	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1948	1948	3	20	700	
4	1242	WD DECK A	0 100	11	12	132.00	SF	10.00	10.00	100	2012	2012	3	45	594	

TOTAL OB/XF										2,390						
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
1	000100	C	RES	100	0006	RSF-2	0.00	0.00	2.30	AC		1.00	1.00	1.00	150,000.00	150,000.00
2	000100	C	RES	100	0006	RSF-2	0.00	0.00	4.00	AC		1.00	1.00	1.00	150,000.00	150,000.00

Total Acres:	6.30	Total Land Value:	945,000	Market:	0	Agricultural:	0	Common:	945,000
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NASSAU COUNTY PROPERTY		PAGE 1 of 2	8
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 8		Tax Dist:	
BUILDING MARKET VALUE		383,756	
TOTAL MARKET OB/XF VALUE		2,390	
TOTAL LAND VALUE - MARKET		945,000	
TOTAL MARKET VALUE		1,331,146	
SOH/AGL Deduction		774,826	
ASSESSED VALUE		556,320	
TOTAL EXEMPTION VALUE		HX HB	51,411
BASE TAXABLE VALUE		504,909	
TOTAL JUST VALUE		1,331,146	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		1,251,417	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1313538	ROOF	4,000	06/01/2013
0634	H/AC	3,160	06/01/1994
3884	N/A	7,776	02/18/1987

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1726/0610	2/22/2011	QC	U	I	11	100	
GRANTOR: RUSHTON MITCHELL D JR							
GRANTEE: RUSHTON MITCHELL D							
1543/1269	12/31/2007	QC	Q	I	01	100	
GRANTOR: RUSHTON MITCHELL DEE							
GRANTEE: RUSHTON MITCHELL DE							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1993] W26 S20 W2 S32 E7 FSP=[YR=1993] S10 E16 N10 W16\$ E23 N32UGR=[YR=1993] E22 N28 W24 S28 E2\$ W2N20\$ PTR= E30 FUS=[YR=1993] E5 N8 E24 S28 W24 N12 W5 N8\$ W30\$.									

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