PT OF LOT 21 R583938
IN OR 696/801
SUB OF SEC 30 PB 1/5

FULLWOOD BARBARA J
85461 OWENS RD
FERNANDINA BEACH, FL 32034

2026

00-00-30-0800-0021-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	05	DIST 1A 100
Quality	03	Quality Level 03

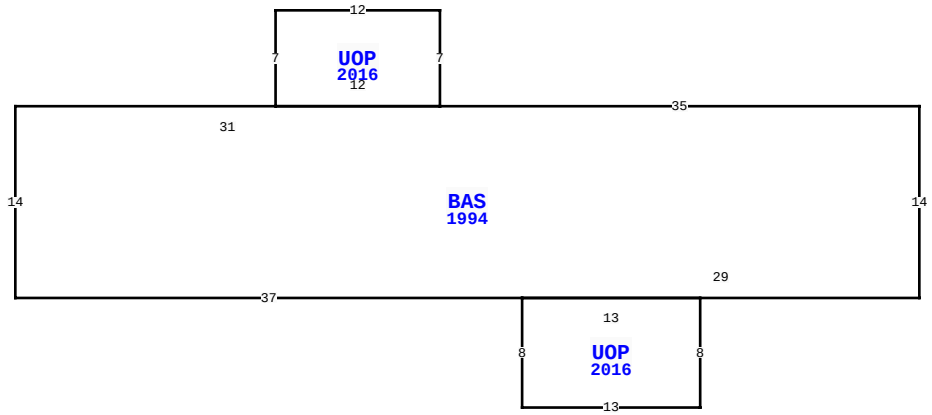
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 02
NEIGHBORHOOD/LOC 2019.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	924	100	1994	924	30,187
UOP	84	25	2016	21	686
UOP	104	25	2016	26	849
TOTALS	1,112			971	31,723

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	971	121.0000	108.90	105,742	1994	1994	0	0	0	70.00	30.00

1 M/H 94+ 0% - 2026 Heated Area: 924 HX Base Yr



1827 CLINCH DR, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	31,723
TOTAL MARKET OB/XF VALUE	13,440
TOTAL LAND VALUE - MARKET	300,000
TOTAL MARKET VALUE	345,163
SOH/AGL Deduction	0
ASSESSED VALUE	345,163
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	345,163
TOTAL JUST VALUE	345,163
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	194,240

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E01-8698	CHNGE SRVC	1,500	11/03/2001
008	MH MOVE-ON	20,870	05/01/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0696/0801	1/14/1994	QC	Q	I	01	100
GRANTOR: COLLINS ADELINE						
GRANTEE: FULLWOOD BARBARA J						
0405/0377	11/29/1983	WD	U	I		100
GRANTOR: FULLWOOD BARBARA J						
GRANTEE: COLLINS ADELINE R						

BUILDING NOTES

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	0510	GARAGE WD-	0	0	30	20	600.00	SF	35.00	35.00	100	2013	2013	3	64	13,440	

BUILDING DIMENSIONS

BAS=[YR=1994] W35 UOP 2016=N7 W12 S7 E12$ W31 S14 E37
UOP=[YR=2016] S8 E13 N8 W13$ E29 N14$.

LAND DESCRIPTION

TOTAL OB/XF 13,440

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-	2100.00	400.00	100.00	FF		1.00	1.00	1.00	3,000.00	3,000.00	300,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 300,000 Market: 0 Agricultural: 0 Common: 300,000 PRINTED 07/09/2026 BY SYS