PT OF LOT 21 & PT GOVT LOT 3
OF SEC 31-3N-28E IN OR 2117/42
SUB OF SEC 30 PBK 1/5

LANGSHAW KAREN
1837 CLINCH DRIVE
FERNANDINA BEACH, FL 32034

2026

00-00-30-0800-0021-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

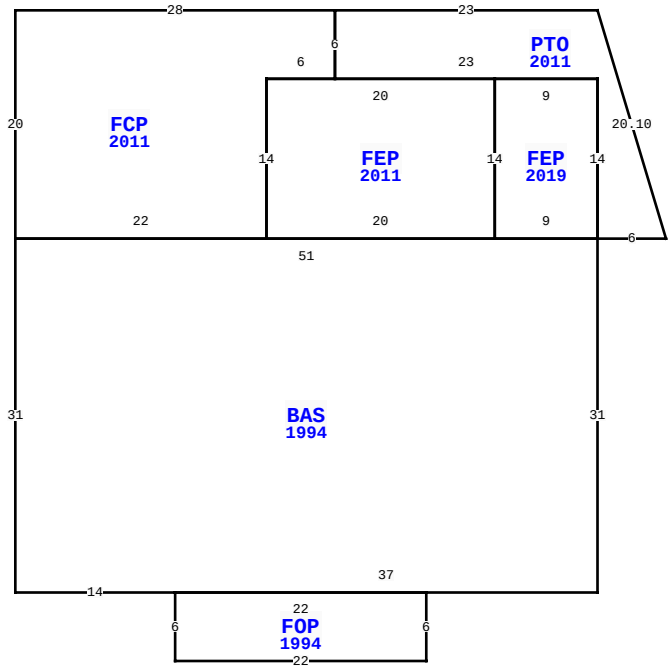
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
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	1,581	100	1994	1,581	192,479
FCP	476	25	2011	119	14,488
FEP	280	80	2011	224	27,271
FEP	126	80	2019	101	12,296
FOP	132	30	1994	40	4,870
PTO	198	5	2011	10	1,217
TOTALS	2,793			2,075	252,621

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,075	107.8000	149.84	310,918	1994	2000	0	0	0	18.75	81.25

1 SNGL FAM 100% - 2018 Heated Area: 1581 HX Base Yr 2018



1837 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		252,621
TOTAL MARKET OB/XF VALUE		50,020
TOTAL LAND VALUE - MARKET		570,000
TOTAL MARKET VALUE		872,641
SOH/AGL Deduction		557,195
ASSESSED VALUE		315,446
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		264,035
TOTAL JUST VALUE		872,641
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		698,950

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1905354	INT REM	7,359	05/21/2019
B1905070	SWIM POOL	25,500	05/15/2019
M17120	H/AC	0	04/01/2012
B25427	REPAIR/RRF	1,100	12/01/2011
B24379	REPAIR/RRF	18,000	02/01/2011

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2117/0042	4/28/2017	WD	Q	I	02	375,000
GRANTOR: SMITH ELMER R & MELIN						
GRANTEE: LANGSHAW KAREN						
0693/0511	12/02/1993	QC	U	I	10	100
GRANTOR: SMITH JAMES ELMER & S						
GRANTEE: SMITH ELMER RAY & M						

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=2011] W23 FCP=[YR=2011] W28 S20 BAS=[YR=1994] S31E14 FOP=[YR=1994] S6E22N6 W22$ E37 N31 FEP=[YR=2019] N14W9 FEP=[YR=2011] W20S14 E20N14$ S14E9$ W51$ E22N14E6N6$ S6E 23 S14E6 U20 L6 $.

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
3	0860	POOL/SPA	0	100	0	0	1.00	UT	50,000.00	50,000.00	100	2019	2019	04	95	47,500	
5	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1994	1994	3	72	2,520	

LAND DESCRIPTION

TOTAL OB/XF 50,020

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	100	0006	RSF-	2125.00	700.00	2.00	AC		1.00	1.00	1.00	285,000.00	285,000.00	570,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 2.00 Total Land Value: 570,000 Market: 0 Agricultural: 0 Common: 570,000 PRINTED 07/09/2026 BY SYS