N1/2 OF LOT 22
SUB OF SEC 30 PB 1/5

MARTIN SUSAN L &/BARTON DAVID M
2358 RIVERSIDE AVE UNIT 305
JACKSONVILLE, FL 32204

2026

00-00-30-0800-0022-0010

BUILDING CHARACTERISTICS

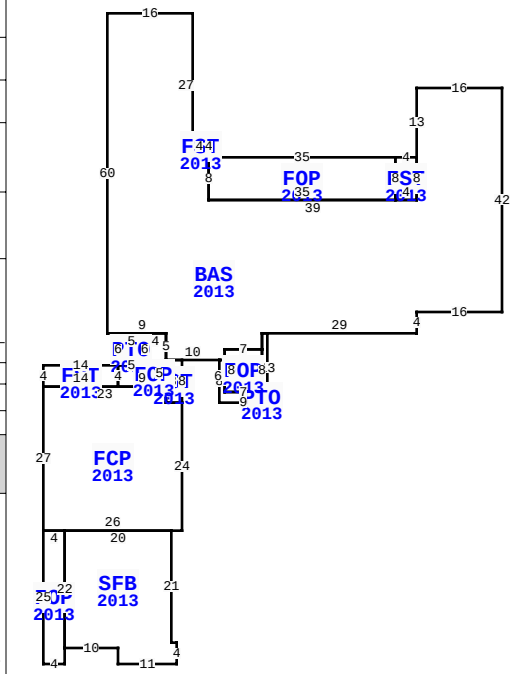
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	11	SLATE 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 70
Interior Floo	15	HARDTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		4.5 100
Frame	02	WOOD FRAME 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	2,782	100	2013	2,782	413,523
FCP	693	25	2013	173	25,715
FOP	56	30	2013	17	2,527
FOP	60	30	2013	18	2,675
FOP	100	30	2013	30	4,459
FOP	280	30	2013	84	12,486
FST	12	55	2013	7	1,041
FST	24	55	2013	13	1,933
FST	32	55	2013	18	2,675
FST	56	55	2013	31	4,608
TOTALS	4,634			3,556	528,571

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,556	113.7600	158.13	562,310	2013	2013	0	0	0	6.00	94.00

2 SNGL FAM 0% - 2026 Heated Area: 3161 HX Base Yr



** This building has 13 Sub-Areas

1849 CLINCH DR, FERNANDINA BEACH

BLD DATE	01/09/2014 KK	LGL DATE	
XF DATE		LAND DATE	04/24/2026 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	528,571
TOTAL MARKET OB/XF VALUE	50,790
TOTAL LAND VALUE - MARKET	427,500
TOTAL MARKET VALUE	1,006,861
SOH/AGL Deduction	0
ASSESSED VALUE	1,006,861
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,006,861
TOTAL JUST VALUE	1,006,861
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	869,432

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1632856	SWIM POOL	46,000	08/01/2016
B1023909	CO ISSUED	0	01/07/2014
M1115995	H/AC	129	04/01/2011
P14495	NEW CONSTR	0	10/01/2010
E22941	ELEC OTHER	0	09/01/2010
B23909	NEW CONSTR	348,495	09/01/2010

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1450/0746	10/06/2006	WD	Q	I		380,000
GRANTOR: EDWARDS BOBBY L & GLE						
GRANTEE: MARTIN SUSAN L & DA						
1167/1266	9/03/2003	WD	Q	I	01	100
GRANTOR: EDWARDS BOBBY L						
GRANTEE: EDWARDS BOBBY L & G						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2013] W16 S13 FST=[YR=2013] W4 FOP=[YR=2013] W35 S8 E35 N8$ S8 E4 N8$ S8 W39 N8 FST=[YR=2013] N4 W3 S4 E3$ W3 N27 W16 S60 E2 PTO=[YR=2013] S6 FST=[YR=2013] W14 S4 FCP=[YR=2013] S27 FOP=[YR=2013] S25 E4 N3 SFB=[YR=2013] E10 S3 E11 N4 W1 N21 W20 S22$ N22 W4$ E26 N24 FST=[YR=2013] N8 W3 FOP=[YR=2013] N5 W4 S6 W5 S4 E9 N5$ S8 E3$ W3 N3 W23$ E14 N4$E5 N6 W5$ E9 S5 E10 PTO=[YR=2013] S8 E9 N13 W1 S3 FOP=[YR=2013] W7 S8 E7 N8$ S8 W7 N6 W1$ E1 N2 E7 N3 E29 N4 E16 N42 $.

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	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	2013	2013	3	94	3,290	
4	0860	POOL/SPA	0	0	0	0	1.00	UT	50,000.00	50,000.00	100	2017	2017	04	95	47,500	

LAND DESCRIPTION

TOTAL OB/XF 50,790

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	0006	RSF-2	0.00	0.00	1.50	AC		1.00	1.00	1.00	285,000.00	285,000.00	427,500							

REVIEW DATE 01/01/2023 BY CD Total Acres: 1.50 Total Land Value: 427,500 Market: 0 Agricultural: 0 Common: 427,500 PRINTED 07/09/2026 BY SYS