S1/2 OF LOT 22
IN OR 2795/1347
SUB OF SEC 30 PB 1/5

HUGHES CHRISTOPHER C & ANDREA
2153 PEBBLE BEACH WAY #203
FERNANDINA BEACH, FL 32034

2026

00-00-30-0800-0022-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

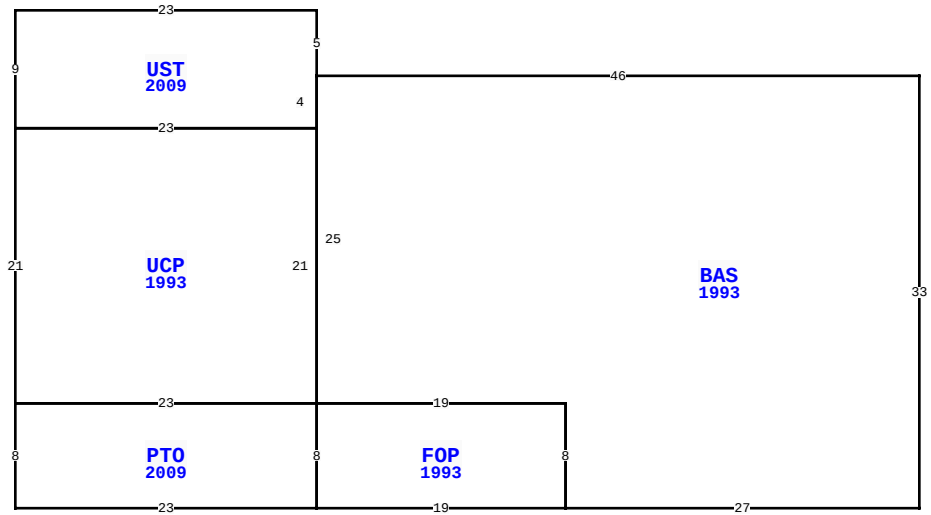
ELEMENT	CD	CONSTRUCTION
Exterior Wall	18	CEMENT BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	12	HARDWOOD 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1.5 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	05	DIST 1A 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02
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	1,366	100	1993	1,366	33,800
FOP	152	30	1993	46	1,138
PTO	184	5	2009	9	223
UCP	483	20	1993	97	2,400
UST	207	45	2009	93	2,301
TOTALS	2,392			1,611	39,863

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,611	117.8304	123.72	199,313	1960	1960	70	0	0	43.75	20.00

1 SINGLE FAM 0% - 2026 Heated Area: 1366 HX Base Yr



1861 CLINCH DR, FERNANDINA BEACH

BLD DATE	01/27/2015 KK	LGL DATE	
XF DATE		LAND DATE	05/05/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	39,863
TOTAL MARKET OB/XF VALUE	1,540
TOTAL LAND VALUE - MARKET	427,500
TOTAL MARKET VALUE	468,903
SOH/AGL Deduction	0
ASSESSED VALUE	468,903
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	468,903
TOTAL JUST VALUE	468,903
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	451,222

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2795/1347	6/19/2025	WD	Q	I	01	550,000
GRANTOR: UNDERWOOD ANNIE J						
GRANTEE: HUGHES CHRISTOPHER						
2795/1345	6/19/2025	PR	U	I	19	100
GRANTOR: UNDERWOOD ANNIE J AS						
GRANTEE: HUGHES CHRISTOPHER						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W46 UST=[YR=2009] N5W23S9 UCP=[YR=1993] S21 PTO=[YR=2009] S8E23 FOP=[YR=1993] E19N8W19S8$N8W23$E23 N21W23$E23N4$S25E19S8E27N33$.

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	0681	POLE SHED	0	0	16	30	480.00	SF	15.00	15.00	100	1985	1985	3	20	1,440	
2	0749	M/H STORG	0	0	0	0	1.00	UT	500.00	500.00	100	1950	1950	3	20	100	

LAND DESCRIPTION

TOTAL OB/XF 1,540

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