

CLINCH DRIVE PARTNERS LLC
7220 FINANCIAL WAY
JACKSONVILLE, FL 32256

00-00-30-0800-0023-0020

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 5									
ELEMENT CD										TYPE MDL EFF. AREA TOT ADJ PTS EFF. BASE RATE REPL. COST NEW AYB EYB ECON FNCT AP NORM % COND										VALUATION BY STANDARD									
Exterior Wall 05 AVERAGE 100										0820 02 924 56.9800 48.43 44,749 1985 1985 0 0 20 70.00 20.00										Tax Group: 8 Tax Dist:									
Roof Structure 03 GABLE/HIP 100										2 M/H 93- 0% - 2024 Heated Area: 924 HX Base Yr										BUILDING MARKET VALUE 15,775									
Roof Cover 04 COMP SHNGL 100																				TOTAL MARKET OB/XF VALUE 1,849									
Interior Wall 03 PLYWOOD 100																				TOTAL LAND VALUE - MARKET 502,000									
Interior Floor 14 CARPET 90																				TOTAL MARKET VALUE 519,624									
Interior Floor 08 SHT VINYL 10																				SOH/AGL Deduction 141,149									
Air Condition 01 NONE 100																				ASSESSED VALUE 378,475									
Heating Type 01 NONE 100																				TOTAL EXEMPTION VALUE 0									
Bedrooms 2 100																				BASE TAXABLE VALUE 378,475									
Bathrooms 1 100																				TOTAL JUST VALUE 519,624									
Frame 02 WOOD FRAME 100																				NCON VALUE 0									
Stories 0 0 100																				INCOME VALUE									
Units 0 0 100																				PREVIOUS YEAR MKT VALUE 344,068									
Quality 01 Quality Level 01																													
DOR CODE 2800 PARKING/MH LOT																													
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 2019 924 8,950																													
TOTALS 924 100 2019 924 8,950																													
EXTRA FEATURES										1854 CLINCH DR, FERNANDINA BEACH																			
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										BLD DATE 05/03/2024 REA LGL DATE 04/24/2026 DC																			
1 0350 CARPORT WD 0 0 16 16 76.00 SF 9.36 9.36 1 1997 1997 3 1 7																													
2 0810 CONCRETE A 0 0 0 0 1,440.00 SF 6.50 6.50 1 1980 1980 3 1 94																													
3 0751 UOP 0 0 10 5 50.00 SF 10.00 10.00 1 1993 1993 3 1 5																													
4 0350 CARPORT WD 0 0 9 18 162.00 SF 9.36 9.36 1 1997 1997 3 1 15																													
5 2810 MH SPACE 0 0 0 0 6.00 SF 2,400.00 2,400.00 1 0 0 3 1 144																													
6 0752 USP 0 0 30 8 240.00 SF 15.00 15.00 100 2008 2008 3 44 1,584																													
LAND DESCRIPTION										TOTAL OB/XF 1,849																			
L N USE CODE CLS LAND USE DESCRIPTION CAP R D LOC ZONE FRONT DEPTH TOT LND UTS UNIT TYPE D T DPTH FACT % COND TOT ADJ UNIT PRICE ADJ UNIT PRICE LAND VALUE OTHER ADJUSTMENTS AND NOTES YEAR DENSITY DECL FRZ YR CONSRV																													
1 002810 C TRLR PARK 0 RSF-2261.00 228.00 251.00 FF 1.00 1.00 1.00 2,000.00 2,000.00 502,000																													
REVIEW DATE 01/01/2023 BY CD										Total Acres: 0.00 Total Land Value: 502,000 Market: 0 Agricultural: 0 Common: 502,000										PRINTED 07/09/2026 BY SYS									

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BUILDING CHARACTERISTICS														MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 2 of 5										8
ELEMENT		CD		CONSTRUCTION		TYPE		MDL		EFF. AREA		TOT ADJ PTS		EFF. BASE RATE		REPL. COST NEW		AYB		EYB		ECON		FNCT		AP		NORM		% COND		VALUATION SUMMARY												
Exterior Wall		25		MOD METAL 100		0820		02		924		51.8100		44.04		40,693		1981		1981		0		0		20		70.00		20.00		VALUATION BY					STANDARD							
Roof Structur		01		FLAT 100		3		M/H		93-		0%		- 2024		Heated Area: 924																Tax Group: 8					Tax Dist:							
Roof Cover		01		MINIMUM 100																												BUILDING MARKET VALUE					15,775							
Interior Wall		04		PLYWOOD 100																												TOTAL MARKET OB/XF VALUE					1,849							
Interior Floo		14		CARPET 80																												TOTAL LAND VALUE - MARKET					502,000							
Interior Floo		08		SHT VINYL 20																												TOTAL MARKET VALUE					519,624							
Air Condition		03		CENTRAL 100																												SOH/AGL Deduction					141,149							
Heating Type		04		AIR DUCTED 100																												ASSESSED VALUE					378,475							
Bedrooms				2 100																												TOTAL EXEMPTION VALUE					0							
Bathrooms				1.5 100																												BASE TAXABLE VALUE					378,475							
Frame		02		WOOD FRAME 100																												TOTAL JUST VALUE					519,624							
Stories				1. 100																												NCON VALUE					0							
Units				0 100																												INCOME VALUE												
																																PREVIOUS YEAR MKT VALUE					344,068							

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[illegible]

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BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall
Roof Structur

05
01

AVERAGE 100
FLAT 100

Roof Cover
Interior Wall

01
04

MINIMUM 100
PLYWOOD 100

Interior Floo
Air Condition

08
03

SHT VINYL 100
CENTRAL 100

Heating Type
Bedrooms

04
2

AIR DUCTED 100
100

Bathrooms
Frame
Stories

02
0

WOOD FRAME 100
0 100

Units

0 100

Quality

01

Quality Level 01

DOR CODE

2800

PARKING/MH LOT

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

2017

924

9,244

TOTALS

924

924

9,244

EXTRA FEATURES

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

LAND DESCRIPTION

L N

USE CODE

CLS

LAND USE DESCRIPTION

CAP

R D

LOC ZONE

FRONT

DEPTH

TOT LND UTS

UNIT TYPE

D T

DPTH FACT

% COND

TOT ADJ

UNIT PRICE

ADJ UNIT PRICE

LAND VALUE

OTHER ADJUSTMENTS AND NOTES

YEAR

DENSITY

DECL

FRZ

YR

CONSRV

REVIEW DATE

01/01/2023

BY

CD

Total Acres:

0.00

Total Land Value:

502,000

Market:

0

Agricultural:

0

Common:

502,000

PRINTED 07/09/2026 BY SYS

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTS

EFF. BASE RATE

REPL. COST NEW

AYB

EYB

ECON

FNCT

AP

NORM

% COND

0820

02

924

58.8500

50.02

46,218

1984

1984

0

0

20

70.00

20.00

5 M/H 93-

0% - 2024

Heated Area: 924

HX Base Yr

14

66

14

66

BAS 2017

VALUATION BY

Tax Group: 8

Tax Dist:

BUILDING MARKET VALUE

TOTAL MARKET OB/XF VALUE

TOTAL LAND VALUE - MARKET

TOTAL MARKET VALUE

SOH/AGL Deduction

ASSESSED VALUE

TOTAL EXEMPTION VALUE

BASE TAXABLE VALUE

TOTAL JUST VALUE

NCON VALUE

INCOME VALUE

PREVIOUS YEAR MKT VALUE

STANDARD

15,775

1,849

502,000

519,624

141,149

378,475

0

378,475

519,624

0

344,068

SALES DATA

OFF RECORD Number

DATE

TYPE INST

QUANTITY

VOLUME

RSN CD

SALE PRICE

2634/59

4/04/2023

WD

Q

I

01

400,000

GRANTOR:1854 CLINCH LLC

GRANTEE:CLINCH DRIVE PARTNE

2434/0696

2/09/2021

WD

Q

I

01

292,000

GRANTOR:BROWN DEBBIE L

GRANTEE:1854 CLINCH LLC

BUILDING NOTES

BAS=[YR=2017] W66 S14 E66 N14\$.

BUILDING DIMENSIONS

CLINCH DRIVE PARTNERS LLC
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[illegible]