PT OF N 1/2 OF 23
IN OR 2364/187 EX S-4
SUB OF SEC 30 PB 1/5

LANGSHAW KINSEY C
1838 CLINCH DRIVE
FERNANDINA BEACH, FL 32034

2026

00-00-30-0800-0023-0030

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

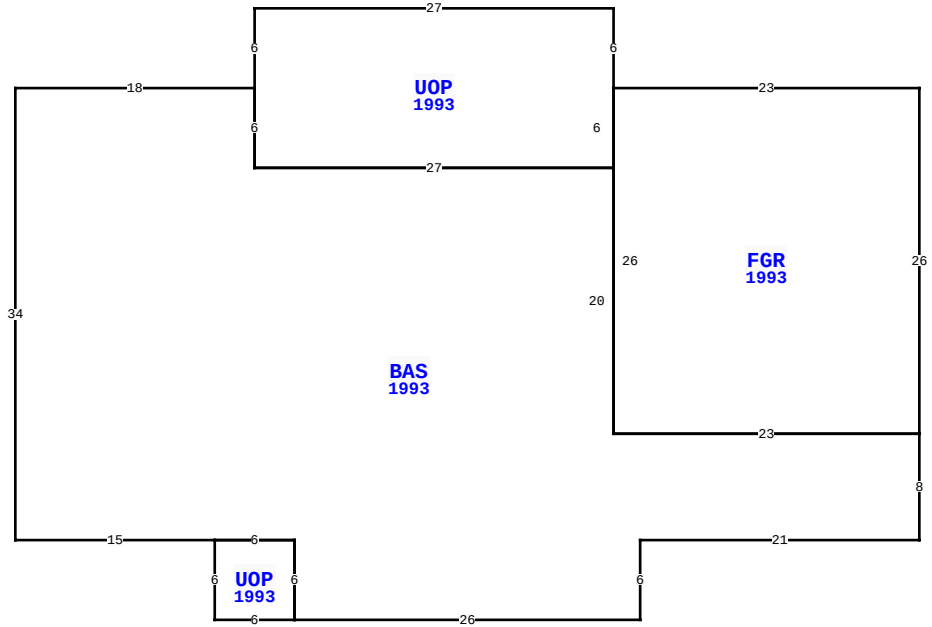
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	05	DIST 1A 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05
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	1,708	100	1993	1,708	250,988
FGR	598	55	1993	329	48,346
UOP	36	20	1993	7	1,029
UOP	324	20	1993	65	9,551
TOTALS	2,666			2,109	309,915

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,109	125.4792	174.42	367,852	1984	2004	0	0	0	15.75	84.25

1 SNGL FAM 100% - 2022 Heated Area: 1708 HX Base Yr 2022



1838 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		309,915
TOTAL MARKET OB/XF VALUE		2,406
TOTAL LAND VALUE - MARKET		312,000
TOTAL MARKET VALUE		624,321
SOH/AGL Deduction		164,141
ASSESSED VALUE		460,180
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		408,769
TOTAL JUST VALUE		624,321
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		503,187

PERMIT NUM	DESCRIPTION	AMT	ISSUED
13-16518	REPLACE WATER HEA	44	04/01/2013
6436	CHNGE SRVC	450	01/18/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2364/0187	5/27/2020	WD	Q	I	01	386,000
GRANTOR: HUDSON LAURA L						
GRANTEE: LANGSHAW KINSEY C						
0609/0865	10/12/1990	WD	Q	I		89,900
GRANTOR: BRIDGES JACK & ELOUI						
GRANTEE: HUDSON JAMES & LAUR						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=1993] W23 UOP=[YR=1993] N6 W27 S6 BAS=[YR=1993] W18 S34 E15 UOP=[YR=1993] S6 E6 N6 W6$ E6 S6 E26 N6 E21 N8 W23 N20 W27 N6$ S6 E27 N6$ S26 E23 N26$.

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
2	1242	WD DECK A	0	100	0	0	378.00	SF	10.00	10.00	100	2012	2012	3	45	1,701	
3	0820	WOOD WALK	0	100	0	0	150.00	SF	11.75	11.75	100	1998	1998	3	40	705	

LAND DESCRIPTION

TOTAL OB/XF 2,406

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	000100	C	RES	100		RSF-	2156.00	292.00	156.00	FF		1.00	1.00	1.00	2,000.00	2,000.00	312,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 312,000 Market: 0 Agricultural: 0 Common: 312,000 PRINTED 07/09/2026 BY SYS