PT OF N1/2 OF LOT 23
IN OR 1873/1801
SUB OF SEC 30 PB 1/5

PARKER DYLAN A & AMANDA G
1830 CLINCH DR
FERNANDINA BEACH, FL 32034

2026

00-00-30-0800-0023-0040

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 80
Interior Floo	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	05	DIST 1A 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

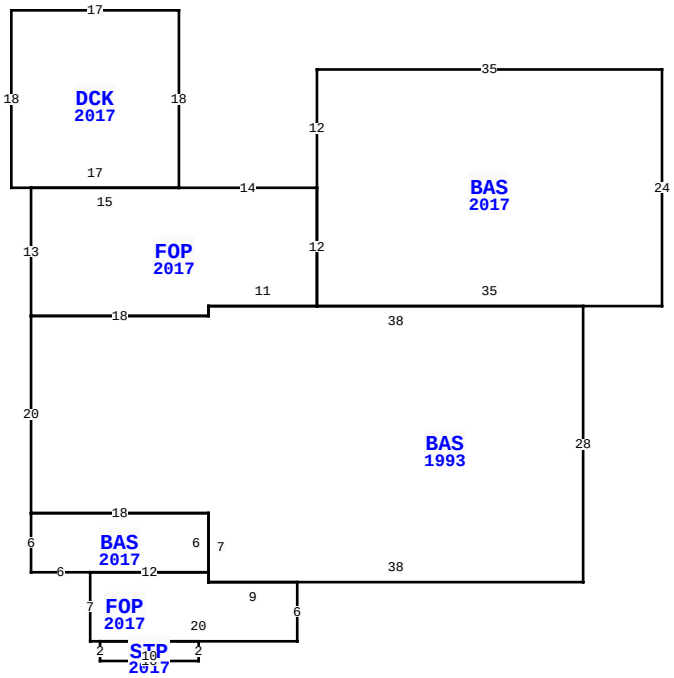
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	2019.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,424	100	1993	1,424	164,931
BAS	108	100	2017	108	12,509
BAS	840	100	2017	840	97,290
DCK	306	10	2017	31	3,590
FOP	138	30	2017	41	4,749
FOP	366	30	2017	110	12,741
STP	20	10	2017	2	232
TOTALS	3,202			2,556	296,041

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,556	121.8816	127.98	327,117	1939	2005	0	0	0	9.50	90.50

1 SINGLE FAM 100% - 2014 Heated Area: 2372 HX Base Yr 2014



1830 CLINCH DR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/24/2026 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 2 8

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		311,615
TOTAL MARKET OB/XF VALUE		3,395
TOTAL LAND VALUE - MARKET		210,000
TOTAL MARKET VALUE		525,010
SOH/AGL Deduction		270,457
ASSESSED VALUE		254,553
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		203,142
TOTAL JUST VALUE		525,010
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		455,402

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1812488	GARAGE	14,244	05/01/2019
B1632310	ADDITION	0	05/13/2016
8007	NEW CONSTR	1,500	04/16/1992
6222	REPAIR/RRF	650	01/17/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1873/1801	8/19/2013	WD	Q	I	02	205,000
GRANTOR: NETTLES LARRY E & ELI						
GRANTEE: PARKER DYLAN A & AM						
1392/0487	2/28/2006	WD	Q	I		190,600
GRANTOR: SUTTON MICHAEL						
GRANTEE: NETTLES LARRY E & B						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017] W35 S12 FOP=[YR=2017] W14 DCK=[YR=2017] N18 W17 S18 E17$ W15 S13 BAS=[YR=1993] S20 BAS=[YR=2017] S6 E6 FOP=[YR=2017] S7 E1 STP=[YR=2017] S2 E10 N2 W10$ E20 N6 W9 N1 W12$ E12 N6 W18$ E18 S7 E38 N28 W38 S1 W18$ E18 N1 E11 N12$ S12 E35 N24$.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2017	2017	3	97	3,395	

LAND DESCRIPTION

TOTAL OB/XF 3,395

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-	105.00	290.00	105.00	FF		1.00	1.00	1.00	2,000.00	2,000.00	210,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 210,000 Market: 0 Agricultural: 0 Common: 210,000 PRINTED 07/09/2026 BY SYS

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2026

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NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

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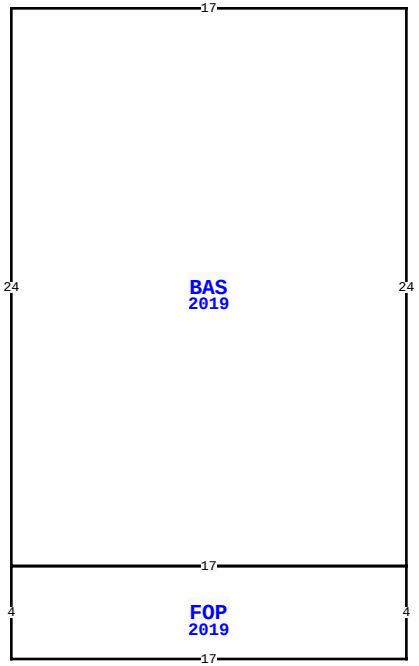
Roof Cover	03	COMP SHNGL 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	2019.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	408	100	2019	408	14,846
FOP	68	30	2019	20	728
TOTALS	476			428	15,574

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	11	428	99.2640	38.71	16,568	2019	2019	0	0	0	6.00	94.00

2 GARAGE RES 100% - 2014 Heated Area: 408 HX Base Yr 2014



1830 CLINCH DR, FERNANDINA BEACH

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GRANTOR: SUTTON MICHAEL						
GRANTEE: NETTLES LARRY E & B						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W17 S24 FOP=[YR=2019] S4 E17 N4 W17$ E17 N24$.

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

TOTAL OB/XF 0

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: 210,000 Market: 0 Agricultural: 0 Common: 210,000 PRINTED 07/09/2026 BY SYS