

S 148 FT OF N 272 FT OF LOT 34
IN OR 1910/1719
SUB OF SEC 30 PB 1/5

THOMPSON JEANA S
1925 CLINCH DR
FERNANDINA BEACH, FL 32034

2026

00-00-30-0800-0034-0020



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 60
Exterior Wall	15	CONC BLOCK 40
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	08	SHT VINYL 50
Interior Floor	14	CARPET 50
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms	3	100
Bathrooms	2	5 100
Frame	03	MASONRY 100
Stories	2	2. 100
Units	0	100
BUD8 Adjustme	05	DIST 1A 100
Occupancy	00	NONE 100

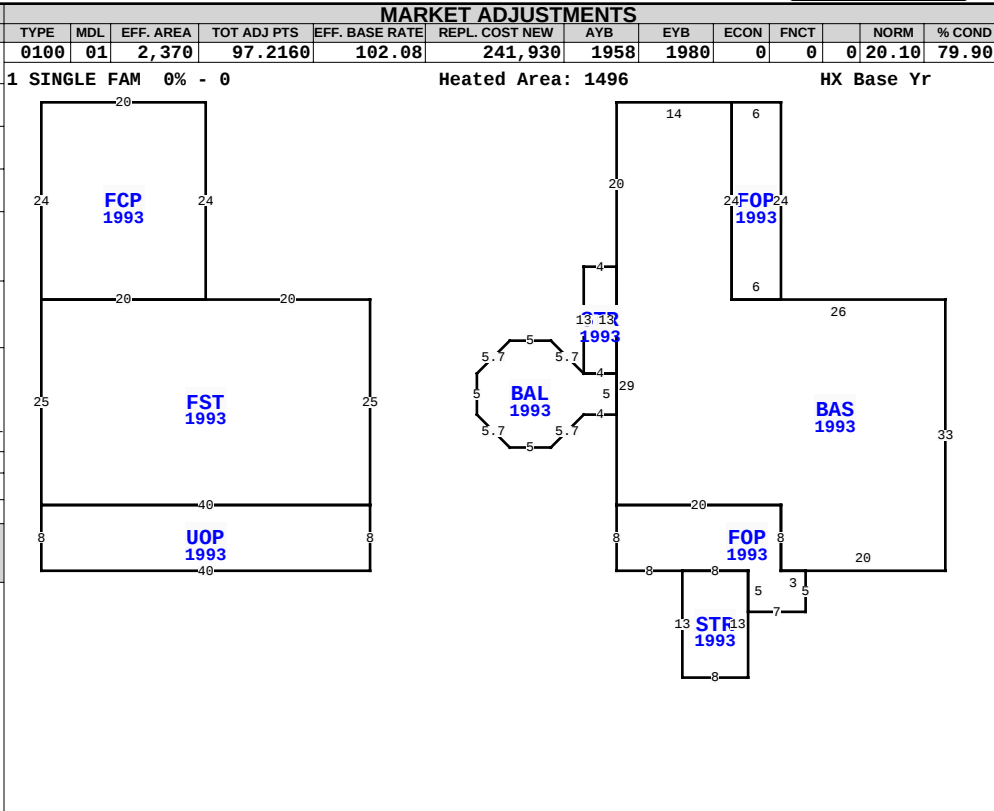
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC 2019.00			

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	157	15	1993	24	1,958
BAS	1,496	100	1993	1,496	122,017
FCP	480	25	1993	120	9,788
FOP	144	30	1993	43	3,507
FOP	195	30	1993	58	4,731
FST	1,000	55	1993	550	44,859
STR	52	10	1993	5	407
STR	104	10	1993	10	816
UOP	320	20	1993	64	5,220

TOTALS	3,948			2,370	193,302
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
2	0749	M/H STORG	0	0	0	0	1.00	UT	500.00
3	0940	SHEDS/PORT	0	0	12	16	192.00	SF	20.10



1933 CLINCH DR, FERNANDINA BEACH	BLD DATE	LGL DATE	04/24/2026	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

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
2	0749	M/H STORG	0	0	0	0	1.00	UT	500.00	500.00	100	1996	1996	3	20	100	
3	0940	SHEDS/PORT	0	0	12	16	192.00	SF	20.10	20.10	100	1996	1996	3	20	772	

LAND DESCRIPTION										TOTAL OB/XF										872	
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LA VA				
1	000116	C	RES MARSH	0		RSF-2	0.00	0.00	2.69	AC		1.00	1.00	0.90	285,000.00	256,500.00	6				
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NASSAU COUNTY PROPERTY				PAGE 1 of 1		8
VALUATION SUMMARY						
VALUATION BY						STANDARD
Tax Group: 8			Tax Dist:			
BUILDING MARKET VALUE						193,302
TOTAL MARKET OB/XF VALUE						872
TOTAL LAND VALUE - MARKET						689,985
TOTAL MARKET VALUE						884,159
SOH/AGL Deduction						288,664
ASSESSED VALUE						595,495
TOTAL EXEMPTION VALUE						0
BASE TAXABLE VALUE						595,495
TOTAL JUST VALUE						884,159
NCON VALUE						0
INCOME VALUE						
PREVIOUS YEAR MKT VALUE						708,009

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B950313	REPAIR/RRF	3,120	03/01/1995

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1910/1719	4/02/2014	QC	U	I	11	100	
GRANTOR: THOMPSON CHRISTOPHER							
GRANTEE: THOMPSON JEANA S							
0254/0431	12/09/1977	WD	U	I		59,000	
GRANTOR: BASS NETTIE FAYE							
GRANTEE: BAITSHOLTS GEORGE F							

BUILDING NOTES									
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BUILDING DIMENSIONS									
FOP=[YR=1993] W6 BAS=[YR=1993] W14 S20 STR=[YR=1993] W4 S13 BAL=[YR=1993] U4 L4 W5 D4 L4 S5 D4 R4 E5 U4 R4 E4 N5 W4\$ E4 N13\$ S29 FOP=[YR=1993] S8 E8 STR=[YR=1993] S13 E8 N13 W8\$ E8 S5 E7 N5 W3 N8 W20 \$ E20 S8 E20 N33 W26 N24 \$ S24 E6 N24 \$ PTR= W50S24 FST=[YR=1993] W20 FCP=[YR=1993] N24W20S24E20\$ W20S25 UOP=[YR=1993] S8E40N8W40\$ E40N25 \$ N24E50 \$.									