

LONG JESSICA
1941 CLINCH DR
FERNANDINA BEACH, FL 32034

00-00-30-0800-0034-0030

[illegible]

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1941 CLINCH DR
FERNANDINA BEACH, FL 32034

2026

00-00-30-0800-0034-0030

BUILDING CHARACTERISTICS

ELEMENT	CD				
Exterior Wall	05	AVERAGE 50			
Exterior Wall	07	ASB SHNGLE 50			
Roof Structur	03	GABLE/HIP 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	05	DRYWALL 100			
Interior Floo	14	CARPET 80			
Interior Floo	08	SHT VINYL 20			
Air Condition	02	WINDOW 100			
Heating Type	02	CONVECTION 100			
Bedrooms		2 100			
Bathrooms		1 100			
Frame Stories Units	02	WOOD FRAME 100 2. 2. 100 0 100			
BUD8 Adjustme Occupancy	05	DIST 1A 100 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
APT	720	100	1993	720	48,001
FEP	108	80	1993	86	5,734
FOP	24	30	1993	7	467
HXG	720	55	1993	396	26,401
STR	40	10	2007	4	267
TOTALS	1,612			1,213	80,869

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,213	95.6650	100.45	121,846	1955	1955	0	0	0 33.63	66.37
2 SINGLE FAM 0% - 2026 Heated Area: 720 HX Base Yr											

APT 1993

FOP 1993

FEP 1993

HXG 1993

NASSAU COUNTY PROPERTY

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VALUATION BY		STANDARD	
Tax Group: 8		Tax Dist:	
BUILDING MARKET VALUE		279,647	
TOTAL MARKET OB/XF VALUE		0	
TOTAL LAND VALUE - MARKET		201,600	
TOTAL MARKET VALUE		481,247	
SOH/AGL Deduction		0	
ASSESSED VALUE		481,247	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		481,247	
TOTAL JUST VALUE		481,247	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		457,415	

PERMIT NUM

DESCRIPTION

AMT

ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2644/575	5/12/2023	PR	U	I	11	100

GRANTOR: BULTER MELISSA AS PR

GRANTEE: LONG JESSICA

2644/572	5/12/2023	QC	U	I	11	100
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GRANTOR: BULTER MELISSA

GRANTEE: LONG JESSICA

BUILDING NOTES

BUILDING DIMENSIONS

APT=[YR=1993] W30 STR=[YR=2007] W4 S10 FOP=[YR=1993] S6 E4 N6 W4\$ E4 N10\$ S24 E30 N3 FEP=[YR=1993] E9 N12 W9 S12\$ N21\$ PTR=S30 HXG=[YR=1993] W30 S24 E30N24\$ N30\$.

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

EXTRA FEATURES

1941 CLINCH DR, FERNANDINA BEACH

BLD DATE	XF DATE	INC DATE	LGL DATE	LAND 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

TOTAL OB/XF

0

REVIEW DATE 01/01/2023 BY CD Total Acres: 1.68 Total Land Value: 201,600 Market: 0 Agricultural: 0 Common: 201,600 PRINTED 07/09/2026 BY SYS