30-3N-28 S-3 & S-8
PT LOT 42
IN OR 2801/1114

MULLIS CATHERINE AMELIA
1966 CLINCH DR
FERNANDINA BEACH, FL 32034

2026

00-00-30-0800-0042-0030

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

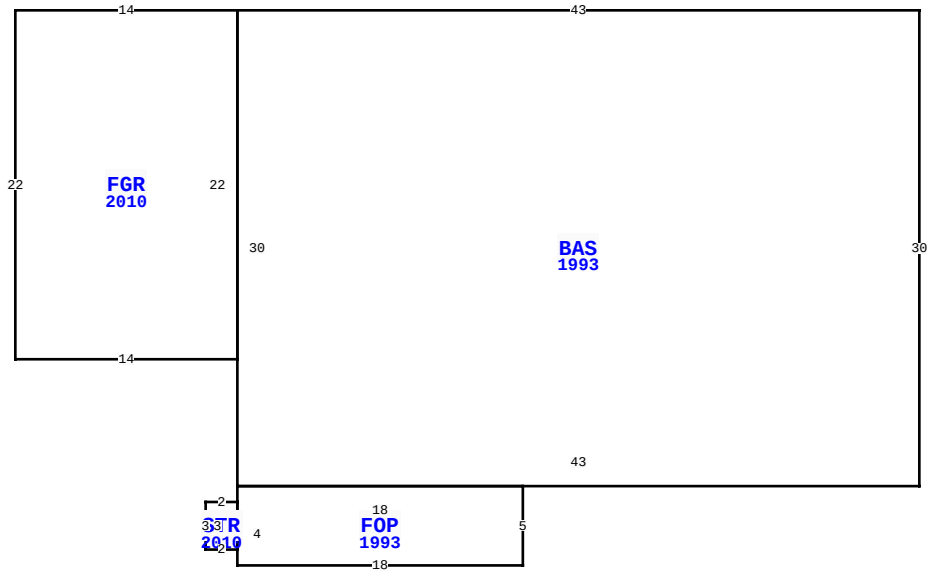
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 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
BAS	1,290	100	1993	1,290	119,371
FGR	308	55	2010	169	15,638
FOP	90	30	1993	27	2,498
STR	6	10	2010	1	92
TOTALS	1,694			1,487	137,601

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,487	130.5600	137.09	203,853	1968	1980	0	0	0	32.50	67.50

1 SINGLE FAM 0% - 2026 Heated Area: 1290 HX Base Yr



1966 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	146,805
TOTAL MARKET OB/XF VALUE	3,086
TOTAL LAND VALUE - MARKET	202,000
TOTAL MARKET VALUE	351,891
SOH/AGL Deduction	0
ASSESSED VALUE	351,891
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	351,891
TOTAL JUST VALUE	351,891
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	276,931

PERMIT NUM	DESCRIPTION	AMT	ISSUED
7363	REPAIR/RRF	4,500	07/02/1991

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2801/1114	7/15/2025	LE	U	I	11	100
GRANTOR: MULLIS WOODROW A						
GRANTEE: MULLIS CATHERINE AM						
1263/0798	10/04/2004	QC	Q	I	01	100
GRANTOR: OBI THOMAS & EVA						
GRANTEE: MULLIS WOODROW						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W43 FGR=[YR=2010] W14 S22 E14 N22$ S30
FOP=[YR=1993] S1 STR=[YR=2010] W2S3E2N3$ S4 E18 N5W18 $ E43 N30$.

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
3	0510	GARAGE WD-	0	0	26	14	364.00	SF	35.00	35.00	100	1993	1993	3	20	2,548	
4	1243	WD DECK F	0	0	10	48	480.00	SF	3.20	3.20	100	2010	2010	3	35	538	

LAND DESCRIPTION

TOTAL OB/XF 3,086

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	0	0006	RSF-	2101.00	173.00	101.00	FF		1.00	1.00	1.00	2,000.00	2,000.00	202,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 202,000 Market: 0 Agricultural: 0 Common: 202,000 PRINTED 07/09/2026 BY SYS

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NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 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	03	MASONRY 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	05	DIST 1A 100
Occupancy	00	NONE 100

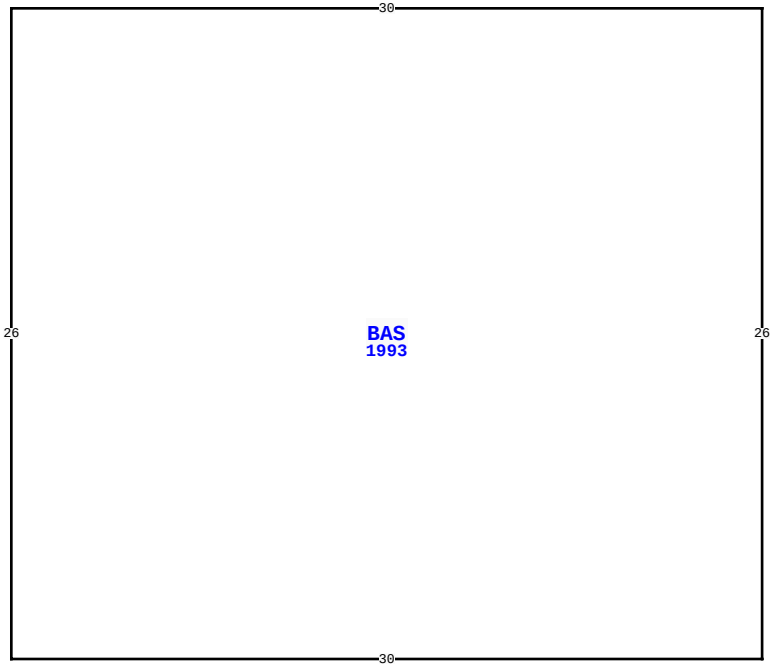
Quality	03	Quality Level 03	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	2019.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	780	100	1993	780	9,204
TOTALS	780			780	9,204

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	780	60.5000	23.60	18,408	1986	1990	0	0	0	50.00	50.00

2 GARAGE RES 0% - 2026 Heated Area: 780 HX Base Yr



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TOTAL JUST VALUE	351,891
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	276,931

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GRANTEE: MULLIS CATHERINE AM						
1263/0798	10/04/2004	QC	Q	I	01	100
GRANTOR: OBI THOMAS & EVA						
GRANTEE: MULLIS WOODROW						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W30S26E30 N26 $.

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: 202,000 Market: 0 Agricultural: 0 Common: 202,000 PRINTED 07/09/2026 BY SYS