S150 FT OF S1/2 OF LOT 43
IN OR 2230/317
FPU ESMT IN OR 720/619

STRICKLAND JOSEPH M & DANA
1995 CLINCH DR
FERNANDINA BEACH, FL 32034

2026

00-00-30-0800-0043-0040

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

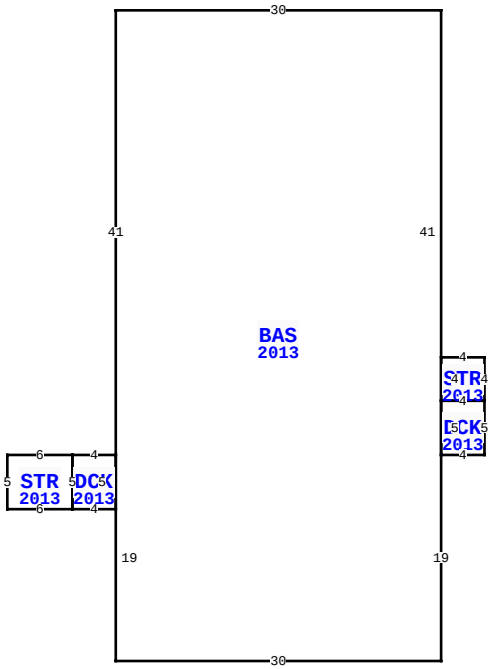
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	1,800	100	2013	1,800	171,291
DCK	20	10	2013	2	190
DCK	20	10	2013	2	190
STR	16	10	2013	2	190
STR	30	10	2013	3	285
TOTALS	1,886			1,809	172,147

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0200	01	1,809	106.0000	100.70	182,166	2013	2013	0	0	0	5.50	94.50

1 SFR MODULR 100% - 2019 Heated Area: 1800 HX Base Yr 2019



1995 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		172,147
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		360,000
TOTAL MARKET VALUE		532,147
SOH/AGL Deduction		311,314
ASSESSED VALUE		220,833
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		169,422
TOTAL JUST VALUE		532,147
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		397,950

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1226543	CO ISSUED	0	03/01/2013
P1316298	NEW CONSTR	0	01/01/2013
E1225641	200 AMP FOR NC	0	11/01/2012
M1217771	H/AC	0	11/01/2012
12133983	MODULAR HM	0	10/31/2012

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2230/0317	10/10/2018	WD	U	I	37	142,400
GRANTOR: BOLES ALBERT JR & ARL						
GRANTEE: STRICKLAND JOSEPH M						
1853/1105	4/29/2013	WD	U	I	11	100
GRANTOR: BOLES ALBERT JR						
GRANTEE: BOLES ALBERT JR & A						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2013] W30 S41 DCK=[YR=2013] W4 STR=[YR=2013] W6 S5 E6 N5$ S5 E4 N5 $ S19 E30 N19 DCK=[YR=2013] E4 N5 STR=[YR=2013] N4 W4 S4 E4$ W4 S5$ N41$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	0006	RSF-	2150.00	225.00	150.00	FF		1.00	1.00	1.20	2,000.00	2,400.00	360,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 360,000 Market: 0 Agricultural: 0 Common: 360,000 PRINTED 07/09/2026 BY SYS