PT OF LOT 43
IN OR 1710/1360
SUB OF SEC 30 PB 1/5

SPIVEY LESLIE & BENJAMIN/LANE GRACIE EST
1977 CLINCH DR
FERNANDINA BEACH, FL 32034

2026

00-00-30-0800-0043-0050

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	04	SINGLE SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	02	ROLL COMP 100
Interior Wall	05	DRYWALL 100
Interior Floo	07	CORK/VTILE 100
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		3 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02

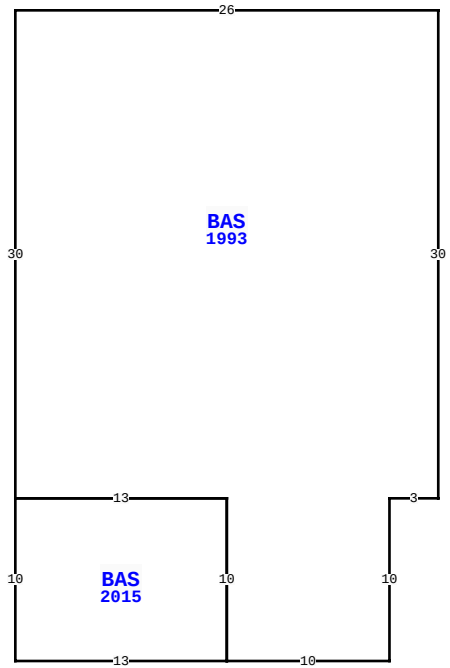
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 02
NEIGHBORHOOD/LOC 2019.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	880	100	1993	880	55,083
BAS	130	100	2015	130	8,138
TOTALS	1,010			1,010	63,220

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,010	85.1580	89.42	90,314	1953	1980	0	0	0	30.00	70.00

1 SINGLE FAM 50% - 2011 Heated Area: 1010 HX Base Yr 2011



1977 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		63,220
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		288,000
TOTAL MARKET VALUE		351,220
SOH/AGL Deduction		196,492
ASSESSED VALUE		154,728
TOTAL EXEMPTION VALUE	HA HAB	29,327
BASE TAXABLE VALUE		125,401
TOTAL JUST VALUE		351,220
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		247,838

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2663/1301	8/23/2023	QC	U	I	11	100
GRANTOR: SPIVEY LESLIE						
GRANTEE: SPIVEY LESLIE						
1710/1360	8/16/2010	QC	U	I	11	100
GRANTOR: LANE GRACIE						
GRANTEE: LANE GRACIE & LESLI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W26 S30 BAS=[YR=2015] S10 E13 N10 W13$ E13S10 E10 N10E3 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

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	50	0006	RSF-	2120.00	172.00	120.00	FF		1.00	1.00	1.20	2,000.00	2,400.00	288,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 288,000 Market: 0 Agricultural: 0 Common: 288,000 PRINTED 07/09/2026 BY SYS