

PT OF LOT 44 (S-2 S-4 & S-6)
IN OR 2767/1611
SUB OF SEC 30 PB 1/5

GARRETT CHARLES M & GARRETT CATHERINE D L/E/
2039 CLINCH DR
FERNANDINA BEACH, FL 32034

2026

00-00-30-0800-0044-0020



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 80
Exterior Wall	08	WD ON PLY 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 60
Roof Cover	02	ROLL COMP 40
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	12	HARDWOOD 50
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
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
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NEIGHBORHOOD/LOC	2018.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,594	100	1993	1,594	130,820
BAS	155	100	2007	155	12,721
FOP	114	30	1993	34	2,790
PTO	99	5	1993	5	410
UGR	550	45	1993	248	20,353

TOTALS	2,512			2,036	167,095
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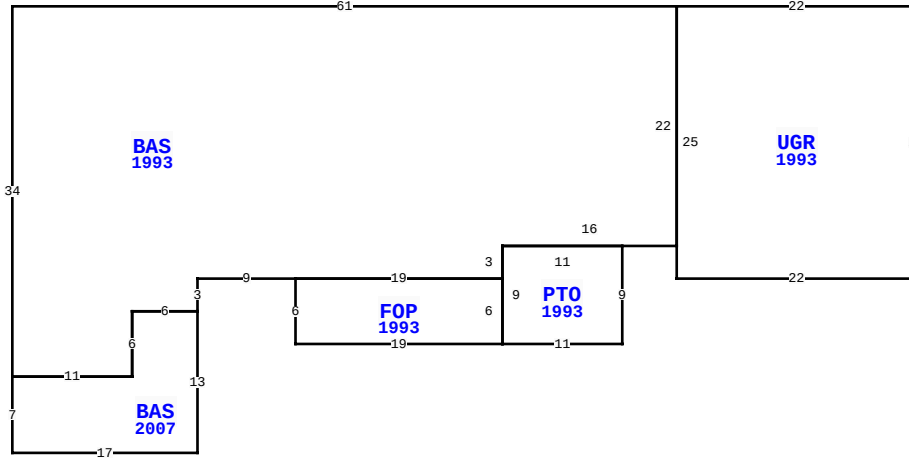
EXTRA FEATURES

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
1	0940	SHEDS/PORT	0 100	8	8	64.00	SF	30.00	30.00	100	1960	1960	3	20	384	
2	0510	GARAGE WD-	0 100	15	16	240.00	SF	26.95	26.95	100	1996	1996	3	20	1,294	
3	0681	POLE SHED	0 100	16	10	160.00	SF	15.00	15.00	100	1996	1996	3	20	480	
4	0681	POLE SHED	0 100	16	10	160.00	SF	15.00	15.00	100	1996	1996	3	20	480	

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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-	2130.00	200.00	130.00	FF		1.00	1.00	1.00	2,000.00	2,000.00	260,000							

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,036	124.0680	130.27	265,230	1960	1970		0	0	37.00	63.00
1 SINGLE FAM 100% - 1997 Heated Area: 1749 HX Base Yr 1997												



2039 CLINCH DR, FERNANDINA BEACH

BLD DATE	04/08/2015	KK
XF DATE		
INC DATE		

LGL DATE	
LAND DATE	04/24/2026
AG DATE	MLU

NASSAU COUNTY PROPERTY				PAGE 1 of 1	8
VALUATION SUMMARY					
VALUATION BY		STANDARD			
Tax Group: 8		Tax Dist:			
BUILDING MARKET VALUE		167,095			
TOTAL MARKET OB/XF VALUE		2,638			
TOTAL LAND VALUE - MARKET		260,000			
TOTAL MARKET VALUE		429,733			
SOH/AGL Deduction		314,494			
ASSESSED VALUE		115,239			
TOTAL EXEMPTION VALUE		HX HB SX		101,411	
BASE TAXABLE VALUE		13,828			
TOTAL JUST VALUE		429,733			
NCON VALUE		0			
INCOME VALUE					
PREVIOUS YEAR MKT VALUE		332,381			

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2767/1611	11/25/2024	WD U	I	I	11	100	
GRANTOR: GARRETT CHARLES M & G							
GRANTEE: GARRETT CHARLESTON							
2001/0548	8/21/2015	WD U	I	I	40	60,000	
GRANTOR: PETERS JEFFREY							
GRANTEE: GARRETT CHARLES M &							

BUILDING NOTES

BUILDING DIMENSIONS
UGR=[YR=1993] W22 BAS=[YR=1993] W61 S34 BAS=[YR=2007] S7 E17 N13 W6 S6 W11\$ E11 N6 E6 N3 E9 FOP=[YR=1993] S6 E19 PTO=[YR=1993] E11 N9 W11 S9\$ N6 W19\$ E19 N3 E16 N22\$ S25 E22 N25\$.