BLOCK 193 LOT 7
CITY OF FDNA BEACH

SOUZA CHRIS & LUCIENNE P
1315 CLINCH DR
FERNANDINA BEACH, FL 32034

2026

00-00-31-1800-0193-0070

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	12	HARDWOOD 70
Interior Floo	11	CLAY TILE 30
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	04	Quality Level 04

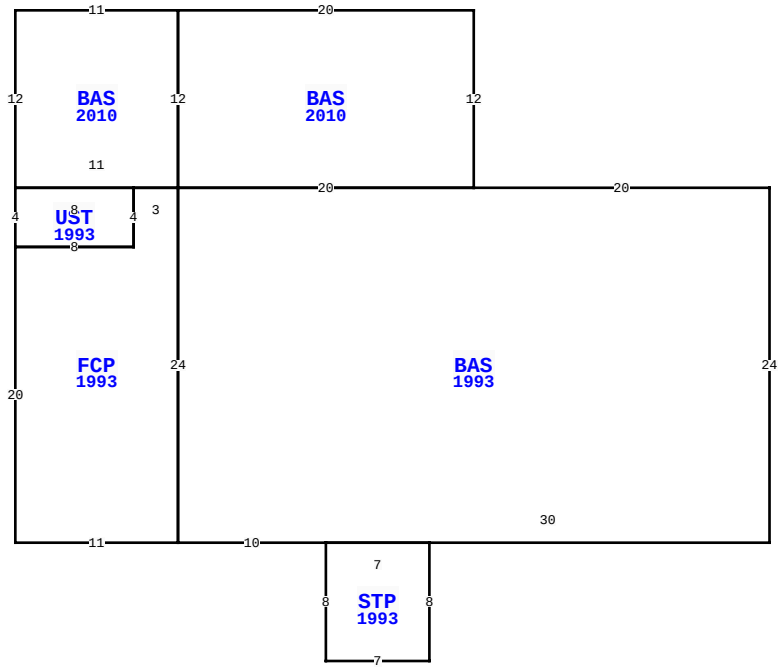
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 02
NEIGHBORHOOD/LOC 2016.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	960	100	1993	960	113,646
BAS	132	100	2010	132	15,626
BAS	240	100	2010	240	28,412
FCP	232	25	1993	58	6,866
STP	56	10	1993	6	710
UST	32	45	1993	14	1,657
TOTALS	1,652			1,410	166,917

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,410	124.9248	131.17	184,950	1963	2005	0	0	0	9.75	90.25

1 SINGLE FAM 100% - 2022 Heated Area: 1332 HX Base Yr 2022



1315 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		166,917
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		200,000
TOTAL MARKET VALUE		366,917
SOH/AGL Deduction		116,029
ASSESSED VALUE		250,888
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		199,477
TOTAL JUST VALUE		366,917
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		292,468

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2491/0769	8/26/2021	WD	Q	I	01	302,000
GRANTOR: WERDER CHARLES E JR &						
GRANTEE: SOUZZA CHRIS & LUCI						
2017/1305	12/07/2015	SW	U	I	12	87,000
GRANTOR: FEDERAL HOME LOAN MOR						
GRANTEE: WERDER CHARLES E JR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W20 BAS=[YR=2010] N12 W20 BAS=[YR=2010] W11 S12 UST=[YR=1993] S4 FCP=[YR=1993] S20 E11 N24 W3 S4 W8 $ E8 N4 W8 $ E11 N12 $ S12 E20 $ W20 S24 E10 STP=[YR=1993] S8 E7 N8 W7 $ E30 N24 $.

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
1	000100	C	RES	100		RSF-	2100.00	100.00	100.00	FF		1.00	1.00	1.00	2,000.00	2,000.00	200,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 200,000 Market: 0 Agricultural: 0 Common: 200,000 PRINTED 07/09/2026 BY SYS