BLK 200 LOTS 4,5 & N1/2 OF
ABND OLIVE ST
CITY OF FDNA BEACH S/D OF

MARTIN DORIS B L/E/
PO BOX 15836
FERNANDINA BEACH, FL 32035

2026

00-00-31-1800-0200-0040

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

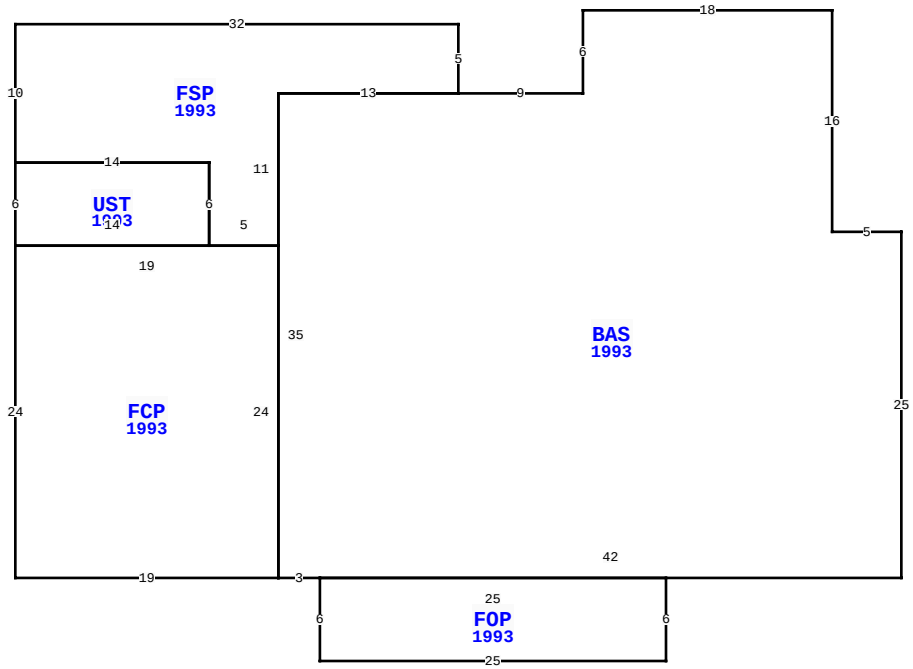
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	13	LVT/LAMNT 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1.5 100
Frame	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	2016.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,633	100	1993	1,633	140,507
FCP	456	25	1993	114	9,809
FOP	150	30	1993	45	3,872
FSP	285	40	1993	114	9,809
UST	84	45	1993	38	3,270
TOTALS	2,608			1,944	167,266

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,944	121.4000	127.47	247,802	1963	1980	0	0	0	32.50	67.50

1 SINGLE FAM 100% - 0 Heated Area: 1633 HX Base Yr



1483 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		167,266
TOTAL MARKET OB/XF VALUE		4,032
TOTAL LAND VALUE - MARKET		260,000
TOTAL MARKET VALUE		431,298
SOH/AGL Deduction		322,045
ASSESSED VALUE		109,253
TOTAL EXEMPTION VALUE	HX HB WX	56,411
BASE TAXABLE VALUE		52,842
TOTAL JUST VALUE		431,298
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		334,605

PERMIT NUM	DESCRIPTION	AMT	ISSUED
8231	CHNGE SRVC	0	06/10/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2585/1684	8/16/2022	LE	U	I	11	100
GRANTOR: MARTIN DORIS B						
GRANTEE: MILLER DONNA KYE &						
0203/0600	9/24/1975	WD	Q	I		16,000
GRANTOR: STRICKLAND OREN L						
GRANTEE: MARTIN COLLIS R & D						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W5 N16 W18 S6 W9 FSP=[YR=1993] N5 W32 S10 UST=[YR=1993] S6 FCP=[YR=1993] S24 E19 N24 W19$ E14 N6 W14$ E14 S6 E5 N11 E13$ W13 S35 E3 FOP=[YR=1993] S6 E25 N6W25$ E42 N25$.

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
2	0510	GARAGE WD-	0	100	24	24	576.00	SF	35.00	35.00	100	1983	1983	3	20	4,032	

LAND DESCRIPTION

TOTAL OB/XF 4,032

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		RSF-	2130.00	200.00	130.00	FF		1.00	1.00	1.00	2,000.00	2,000.00	260,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 260,000 Market: 0 Agricultural: 0 Common: 260,000 PRINTED 07/09/2026 BY SYS