PT BLK'S 193,200 & PT OF ABND
NECTARINE ST IN OR 2457/1664
CITY OF FDNA BEACH S/D OF

BEACH BUM 778 LLC
894 NISSEN DR
FERNANDINA BEACH, FL 32034

2026

00-00-31-1800-0200-0081

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

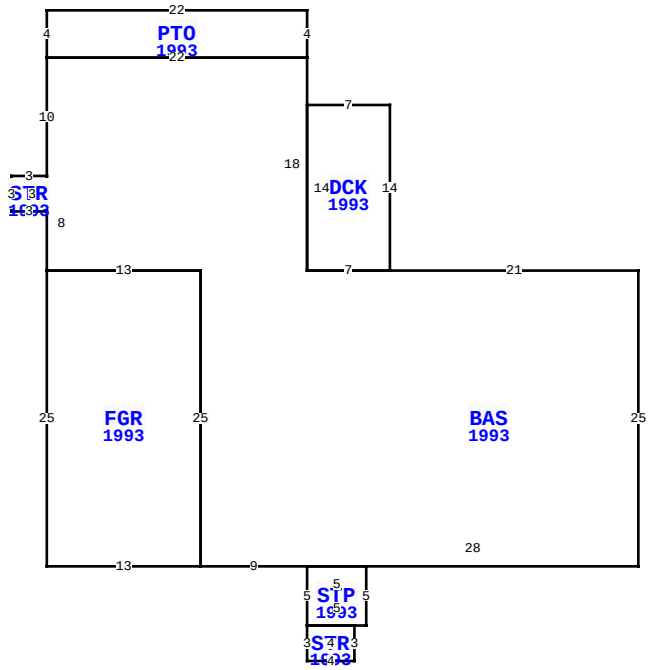
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 70
Exterior Wall	05	AVERAGE 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		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	1,321	100	1993	1,321	131,326
DCK	98	10	1993	10	994
FGR	325	55	1993	179	17,795
PTO	88	5	1993	4	397
STP	25	10	1993	2	199
STR	9	10	1993	1	99
STR	12	10	1993	1	99
TOTALS	1,878			1,518	150,911

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,518	121.2780	127.34	193,302	1964	1995	0	0	0	21.93	78.07

1 SINGLE FAM 0% - 0 Heated Area: 1321 HX Base Yr



1333 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	150,911
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	170,000
TOTAL MARKET VALUE	320,911
SOH/AGL Deduction	49,113
ASSESSED VALUE	271,798
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	271,798
TOTAL JUST VALUE	320,911
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	256,210

PERMIT NUM	DESCRIPTION	AMT	ISSUED
0305	CHNGE SRVC	600	07/01/1993
0150	H/AC	2,730	07/01/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2457/1664	4/09/2021	WD	U	I	11	100
GRANTOR: MCCARTHY DANIEL JR TR						
GRANTEE: BEACH BUM 778 LLC						
2057/0287	6/07/2016	WD	U	I	11	100
GRANTOR: MCCARTHY DANIEL						
GRANTEE: DANIEL MCCARTHY JR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W21 DCK=[YR=1993] N14 W7 S14 E7 $ W7 N18PTO=[YR=1993] N4W22S4E22$ W22 S10 STR=[YR=1993] W3S3 E3 N3 $ S8 FGR=[YR=1993] S25 E13 N25 W13 $ E13 S25 E9 STP=[YR=1993] S5 STR=[YR=1993] S3E4N3W4$ E5N5W5$ E28 N25$.

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	0	0006	RSF-2	85.00	100.00	85.00	FF		1.00	1.00	1.00	2,000.00	2,000.00	170,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 170,000 Market: 0 Agricultural: 0 Common: 170,000 PRINTED 07/09/2026 BY SYS