BLK 207 LOTS 1,8 & N1/2 OF
LOTS 2,7 & S1/2 OF ABND R/W
LYING N THEREOF

GUEST GLORIA A/CARTER THERESA G
1535 CLINCH DR
FERNANDINA BEACH, FL 32034

2026

00-00-31-1800-0207-0010

BUILDING CHARACTERISTICS

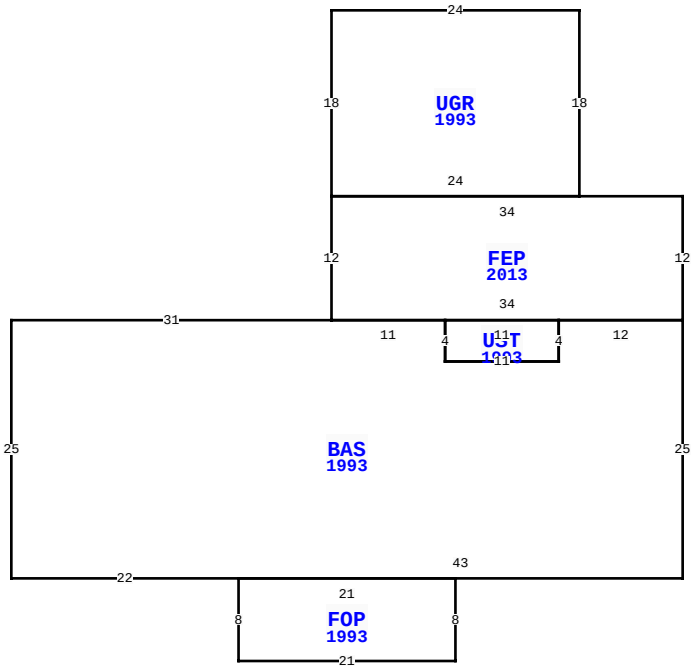
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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
NEIGHBORHOOD/LOC	2016.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,581	100	1993	1,581	122,382
FEP	408	80	2013	326	25,235
FOP	168	30	1993	50	3,870
UGR	432	45	1993	194	15,017
UST	44	45	1993	20	1,548
TOTALS	2,633			2,171	168,053

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,171	124.9500	131.20	284,835	1963	1963	0	0	0	41.00	59.00

1 SINGLE FAM 100% - 0 Heated Area: 1581 HX Base Yr



1535 CLINCH DR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/24/2026 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		168,053
TOTAL MARKET OB/XF VALUE		4,100
TOTAL LAND VALUE - MARKET		360,000
TOTAL MARKET VALUE		532,153
SOH/AGL Deduction		387,999
ASSESSED VALUE		144,154
TOTAL EXEMPTION VALUE	HX HB WX	56,411
BASE TAXABLE VALUE		87,743
TOTAL JUST VALUE		532,153
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		403,654

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1144/1332	6/12/2003	QC	Q	I	01	100

GRANTOR: GUEST BENJAMIN J & GL

GRANTEE: GUEST BENJAMIN J &

BUILDING NOTES

BUILDING DIMENSIONS

UGR=[YR=1993] W24 S18 FEP=[YR=2013] S12 BAS=[YR=1993] W31 S25 E22 FOP=[YR=1993] S8 E21 N8 W21 $ E43 N25 W12 UST=[YR=1993] S4 W11 N4 E11 $S4 W11 N4 W11 $ E34 N12 W34 $ E24 N18 $.

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
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1980	1980	3	42	1,470	
5	0940	SHEDS/PORT	0	100	20	10	200.00	SF	30.00	30.00	100	1991	1991	3	20	1,200	
6	0350	CARPORT WD	0	100	20	11	220.00	SF	13.00	13.00	100	2013	2013	3	50	1,430	

LAND DESCRIPTION

TOTAL OB/XF 4,100

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-	2180.00	200.00	180.00	FF		1.00	1.00	1.00	2,000.00	2,000.00	360,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 360,000 Market: 0 Agricultural: 0 Common: 360,000 PRINTED 07/09/2026 BY SYS