BLOCK 308 LOTS 3,4 LYING W OF RR
(EX S55 FT OF LOT 4)
CITY OF FDNA BEACH

MILLAN BROOKE D
1282 CLINCH DRIVE
FERNANDINA BEACH, FL 32034

2026

00-00-31-1800-0308-0030

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	2016.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	130,500
TOTAL MARKET VALUE	130,500
SOH/AGL Deduction	37,193
ASSESSED VALUE	93,307
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	93,307
TOTAL JUST VALUE	130,500
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	84,825

PERMIT NUM	DESCRIPTION	AMT	ISSUED

CLINCH DR, FERNANDINA BEACH

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

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2704/1414	4/01/2024	TD	Q	V	01	90,900
GRANTOR: JANICKE EUGENE M & MA						
GRANTEE: MILLAN BROOKE D						
2507/0731	10/22/2021	WD	Q	V	01	65,000
GRANTOR: CROFT JAMES K						
GRANTEE: JANICKE EUGENE M &						

BUILDING NOTES

BUILDING DIMENSIONS

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	0	0006	RSF-2	145.00	60.00	145.00	FF		1.00	1.00	0.45	2,000.00	900.00	130,500							

REVIEW DATE 04/24/2026 BY MLU Total Acres: 0.00 Total Land Value: 130,500 Market: 0 Agricultural: 0 Common: 130,500 PRINTED 07/09/2026 BY SYS