BLOCK 308 PT OF S 55 FT OF
LOT 4 & PT OF MAGNOLIA ST LIES
W'LY & ADJ THE W'LY R/W LINE

MILLAN BROOKE DANILLE
1282 CLINCH DR
FERNANDINA BEACH, FL 32034

**2026**

**00-00-31-1800-0308-0042**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 31 | HARDIE BRD 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 13 | LVT/LAMNT 100 |
| 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 |
| Quality | 03 | Quality Level 03 |

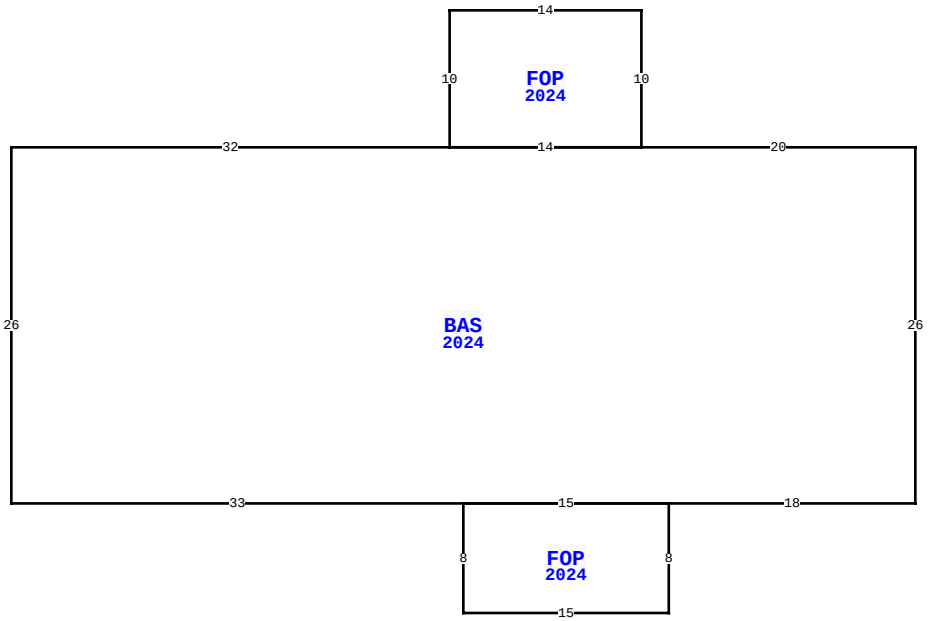
| | | | |
|---|---|---|---|
| DOR CODE | 0100 | SINGLE FAMILY | |
| MAP NUM | | MKT AREA | 02 |
| NEIGHBORHOOD/LOC | 2016.00 | | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,716 | 100 | 2024 | 1,716 | 263,438 |
| FOP | 120 | 30 | 2024 | 36 | 5,526 |
| FOP | 140 | 30 | 2024 | 42 | 6,448 |
| TOTALS | 1,976 | | | 1,794 | 275,412 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0900 | 01 | 1,794 | 111.0000 | 154.29 | 276,796 | 2023 | 2023 | 0 | 0 | 0 | 0.50 | 99.50 |

2 SNGL FAM 100% - 2024 Heated Area: 1716 HX Base Yr 2021




1282 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 | | 275,412 |
| TOTAL MARKET OB/XF VALUE | | 0 |
| TOTAL LAND VALUE - MARKET | | 230,000 |
| TOTAL MARKET VALUE | | 505,412 |
| SOH/AGL Deduction | | 135,250 |
| ASSESSED VALUE | | 370,162 |
| TOTAL EXEMPTION VALUE | HX HB | 51,411 |
| BASE TAXABLE VALUE | | 318,751 |
| TOTAL JUST VALUE | | 505,412 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 414,047 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 230003592 | | 290,325 | 12/13/2023 |
| B230009345 | SHED | 19,146 | 07/21/2023 |
| 230007299 | T1943 H1683 P260 | 290,325 | 06/07/2023 |
| 230005976 | DEMO SFR | | 05/09/2023 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2604/1580 | 11/25/2022 | QC | U | I | 11 | 100 |
| GRANTOR: MILLAN CONNER PAUL & | | | | | | |
| GRANTEE: MILLAN BROOKE DANIE | | | | | | |
| 2352/1404 | 4/06/2020 | FJ | U | I | 11 | 0 |
| GRANTOR: MILLAN ERNEST EST | | | | | | |
| GRANTEE: MILLAN BROOKE D & C | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=10,10] E32 E14 E20 S26 W18 W15 W33 N26 $
FOP=[YR=2024;ORIG=42,10] E14 N10 W14 S10 $
FOP=[YR=2024;ORIG=43,36] E15 S8 W15 N8 $
.

## 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 | 100 | 0006 | RSF-2 | 55.00 | 85.00 | 55.00 | FF | | 1.00 | 1.00 | 1.00 | 2,000.00 | 2,000.00 | 110,000 | | | | | | | |
| 2 | 000100 | C | RES | 100 | 0006 | RSF-2 | 60.00 | 100.00 | 60.00 | FF | | 1.00 | 1.00 | 1.00 | 2,000.00 | 2,000.00 | 120,000 | | | | | | | |

REVIEW DATE 12/06/2023 BY TW Total Acres: 0.00 Total Land Value: 230,000 Market: 0 Agricultural: 0 Common: 230,000 PRINTED 07/09/2026 BY SYS