BLOCK 310 N85 FT OF LOT 4
CITY OF FDNA BEACH

ARMENTA CATHERINE
1326 CLINCH DR
FERNANDINA BEACH, FL 32034

2026

00-00-31-1800-0310-0041

BUILDING CHARACTERISTICS

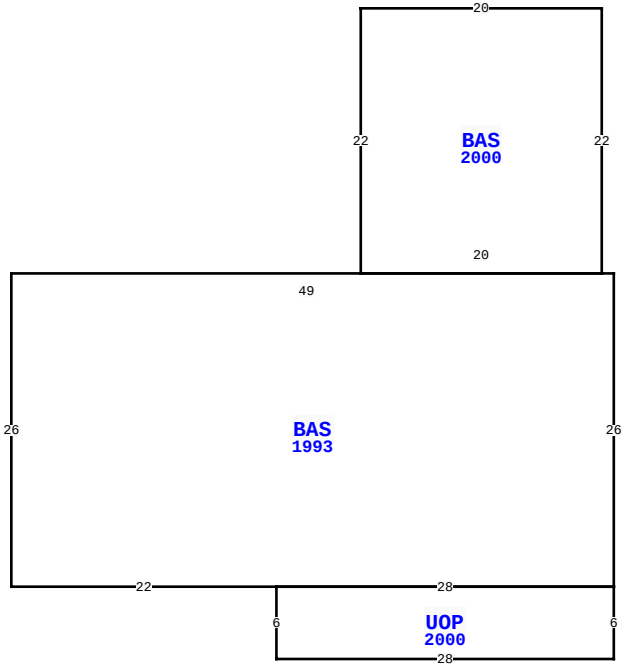
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 70
Exterior Wall	15	CONC BLOCK 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
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	1,300	100	1993	1,300	190,322
BAS	440	100	2000	440	64,417
UOP	168	20	2000	34	4,977
TOTALS	1,908			1,774	259,716

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,774	123.3000	171.39	304,046	1966	2006	0	0	0	14.58	85.42

1 SNGL FAM 100% - 2022 Heated Area: 1740 HX Base Yr 2022



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

1326 CLINCH DR, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		259,716
TOTAL MARKET OB/XF VALUE		720
TOTAL LAND VALUE - MARKET		170,000
TOTAL MARKET VALUE		430,436
SOH/AGL Deduction		139,163
ASSESSED VALUE		291,273
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		239,862
TOTAL JUST VALUE		430,436
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		361,915

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E97-4057	ELEC OTHER	0	10/01/1997
B9704224	ADDITION	0	09/19/1997
0689	REMODEL	7,524	12/01/1993
0588	REMODEL	6,070	10/01/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2405/0782	11/02/2020	WD	Q	I	01	310,000
GRANTOR: BURTON SUE C						
GRANTEE: ARMENTA CATHERINE						
1758/0024	9/28/2011	QC	U	I	11	100
GRANTOR: BURTON SUE C						
GRANTEE: LONG THERESA L ETAL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W1 BAS=[YR=2000] N22 W20 S22 E20 $ W49 S26 E22 UOP=[YR=2000] S6 E28 N6 W28 $ E28 N26 $.

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	0940	SHEDS/PORT	0	100	12	10	120.00	SF	30.00	30.00	100	2000	2000	3	20	720	

LAND DESCRIPTION

TOTAL OB/XF 720

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	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