

LOT 14
IN OR 1659/1245
ISLAND BLUFF SUB PB 5/92

NAUMANN ROBERT O & ANNIE B
17951 SW 296 ST
HOMESTEAD, FL 33030-3138

2023

00-00-30-031B-0014-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 80
Exterior Wall	12	CEDAR 20
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	2.5	100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units	0	100
BUD8 Adjustme	05	DIST 1A 100
Occupancy	00	NONE 100

Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	02
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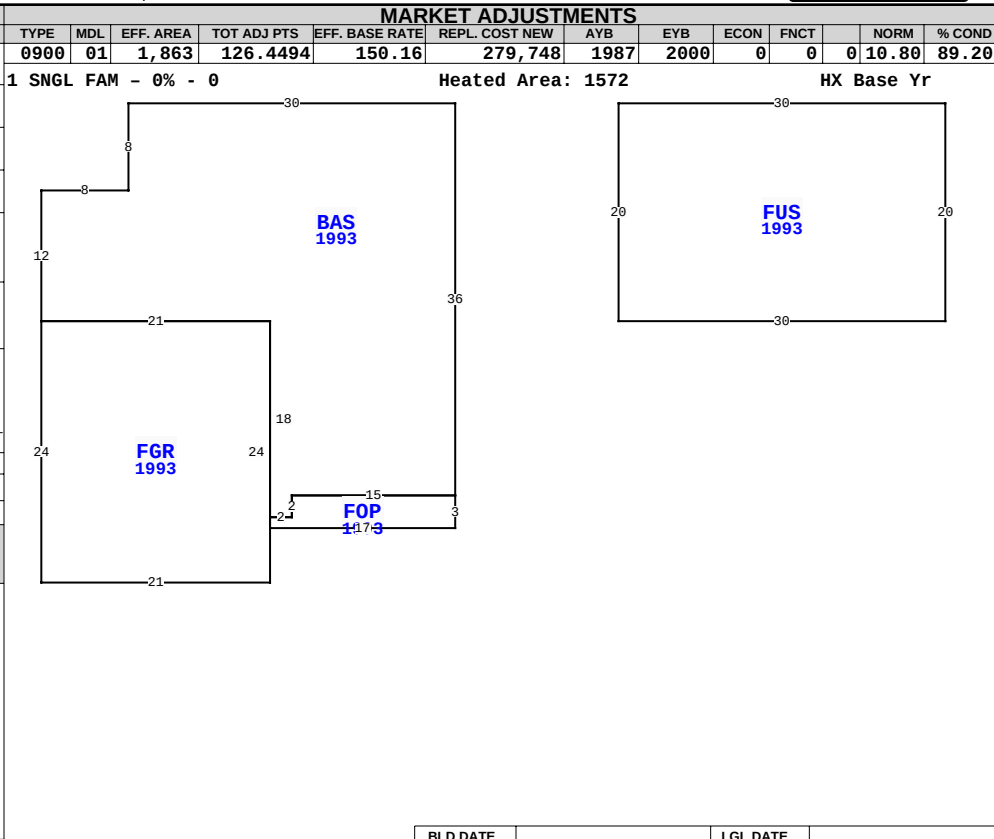
NEIGHBORHOOD/LOC	2009.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	972	100	972	130,193
FGR	504	55	277	37,102
FOP	47	30	14	1,875
FUS	600	100	600	80,366
TOTALS	2,123		1,863	249,535

EXTRA FEATURES		
L N	OB/XF CODE	DESCRIPTION

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
1	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1987	1987	3	64	2,240	
2	0810	CONCRETE A	0	0	0	0	1,270.00	SF	6.50	6.50	100	1987	1987	3	54.5	4,499	
3	0810	CONCRETE A	0	0	43	3	129.00	SF	6.50	6.50	100	1987	1987	3	54.5	457	
4	1242	WD DECK A	0	0	10	38	380.00	SF	10.00	10.00	100	2000	2000	3	20	760	

LAND DESCRIPTION		
L N	USE CODE	CLS
1	000100	C



1732 MALLARD LN, FERNANDINA BEACH

BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE

NASSAU COUNTY PROPERTY			PAGE 1 of 1	8
VALUATION SUMMARY			STANDARD	
VALUATION BY	Tax Group: 8	Tax Dist:		
BUILDING MARKET VALUE			249,535	
TOTAL MARKET OB/XF VALUE			7,956	
TOTAL LAND VALUE - MARKET			132,000	
TOTAL MARKET VALUE			389,491	
SOH/AGL Deduction			93,446	
ASSESSED VALUE			296,045	
TOTAL EXEMPTION VALUE			0	
BASE TAXABLE VALUE			296,045	
TOTAL JUST VALUE			389,491	
NCON VALUE			0	
INCOME VALUE				
PREVIOUS YEAR MKT VALUE			402,805	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
5122	ADDITION	3,360	09/01/1988
3844	NEW CONSTR	33,492	01/28/1987

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1659/1245	1/21/2010	WD	Q	I	01	192,000
GRANTOR: BOERBOOM OWEN R & ALY						
GRANTEE: NAUMANN ROBERT O &						
1483/1027	3/07/2007	WD	U	I	21	285,000
GRANTOR: CARTER TRAVIS J & FAN						
GRANTEE: BOERBOOM OWEN R & A						

BUILDING NOTES		

BUILDING DIMENSIONS		
BAS=[YR=1993] W30 S8 W8 S12 FGR=[YR=1993] S24 E21 N24 W21 \$ E21 S18 FOP=[YR=1993] S1 E17 N3 W15 S2 W2\$ E2 N2 E15 N36\$ PTR= E15 FUS=[YR=1993] E30 S20 W30 N20\$W15\$.		