

LOT 19
IN OR 616 PG 325
ISLAND BLUFF SUB PB 5/92

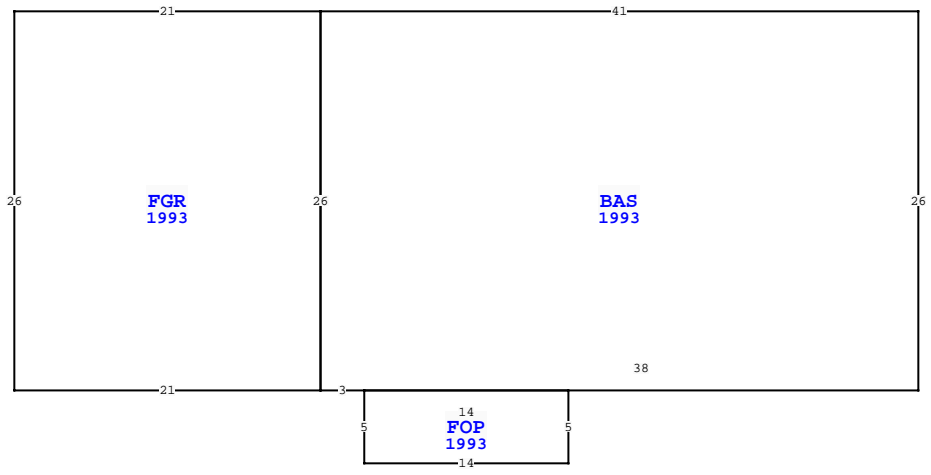
PETERSON LEONARD L
1735 MALLARD LANE
FERNANDINA BEACH, FL 32034

2023

00-00-30-031B-0019-0000

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	16	WD FR STUC	70
Exterior Wall	12	CEDAR	30
Roof Structure	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	80
Interior Floor	08	SHT VINYL	20
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	06	Quality Level	06
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	2009.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA
BAS	1,066	100	1,066
FGR	546	55	300
FOP	70	30	21
TOTALS	1,682		1,387
			185,603

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0900	01	1,387	137.4204	163.19	226,345	1986	1986	0	0	18.00	82.00		
1 SNGL FAM - 100% - 1991 Heated Area: 1066 HX Base Yr 1991													



NASSAU COUNTY PROPERTY			PAGE 1 of 1	8
VALUATION SUMMARY				
VALUATION BY				STANDARD
Tax Group: 8	Tax Dist:			
BUILDING MARKET VALUE				185,603
TOTAL MARKET OB/XF VALUE				3,630
TOTAL LAND VALUE - MARKET				110,000
TOTAL MARKET VALUE				299,233
SOH/AGL Deduction				212,323
ASSESSED VALUE				86,910
TOTAL EXEMPTION VALUE	HX HB			50,000
BASE TAXABLE VALUE				36,910
TOTAL JUST VALUE				299,233
NCON VALUE				0
INCOME VALUE				
PREVIOUS YEAR MKT VALUE				310,382

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M2353	H/AC	0	05/01/1997
B3312	NEW CONSTR	25,925	04/01/1986

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0616/0325	1/04/1991	WD Q	Q	I		65,000
GRANTOR: BRACKETT CHRIS & PAT						
GRANTEE: PETERSON LEONARD &						
0495/0625	8/01/1986	WD Q	Q	I		59,800
GRANTOR:						
GRANTEE:						

EXTRA FEATURES																
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	0810	CONCRETE A	0	100	0	816.00	SF	6.50	6.50	100	1986	1986	3	52	2,758	
2	0810	CONCRETE A	0	100	22	66.00	SF	6.50	6.50	100	1986	1986	3	52	223	
3	0810	CONCRETE A	0	100	16	192.00	SF	6.50	6.50	100	1986	1986	3	52	649	

TOTAL OB/XF														3,630
1735 MALLARD LN, FERNANDINA BEACH														
BLD DATE														
XF DATE														
INC DATE														
LGL DATE														
LAND DATE														
AG DATE														

BUILDING NOTES													

BUILDING DIMENSIONS													
BAS=[YR=1993] W41 FGR=[YR=1993] W21 S26 E21 N26\$ S26 E3													
FOP=[YR=1993] S5 E14 N5 W14\$ E38 N26 \$.													

LAND DESCRIPTION														TOTAL OB/XF										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	SFR	100		RS-2	0.00	0.00	1.00	UT		1.00	1.00	1.00	110,000.00	110,000.00	110,000							