

PT LOT 9 OF SUB SEC 30 PBK 1/5
& PT LOT 1 OF CASHEN LOT
TWENTY SUB PBK 3/38 & PT OF

PUTNAM RODGER
1735 CLINCH DR
FERNANDINA BEACH, FL 32034

2023

00-00-30-0800-0009-0070



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	17 CB STUCCO 60
Exterior Wall	10 ABOVE AVG 40
Roof Structure	03 GABLE/HIP 100
Roof Cover	12 MODULAR MT 100
Interior Wall	05 DRYWALL 100
Interior Floo	13 LVT/LAMMT 90
Interior Floo	11 CLAY TILE 10
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	1 100
Bathrooms	1 100
Frame	02 WOOD FRAME 100
Stories	1. 1. 100
Units	0 100
Occupancy	00 NONE 100

Quality	06 Quality Level 06
DOR CODE	6600 ORCHARDS, GROVES

MAP NUM	MKT AREA	02
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NEIGHBORHOOD/LOC	2019.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	434	100	434	31,099
DCK	232	10	23	1,648
FGR	864	55	475	34,037
STR	52	10	5	358
UST	35	45	16	1,147

TOTALS	1,617	953	68,288
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EXTRA FEATURES	
L N	OB/XF CODE
3	0940
4	0940
5	2601
6	0370
7	0370
8	0855

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0150	01	953	145.9350	72.97	69,540	2013	2018	0	0	0	1.80
2 ACCESSORY U - 100% - 2015											
Heated Area: 434											
HX Base Yr 2015											

1735 CLINCH DR, FERNANDINA BEACH

BLD DATE	03/11/2014	KK
XF DATE		
INC DATE		

LGL DATE	
LAND DATE	05/17/2017
AG DATE	MF

NASSAU COUNTY PROPERTY		PAGE 1 of 2	8
D	VALUATION SUMMARY		
0	VALUATION BY		STANDARD
5	Tax Group: 8	Tax Dist:	
	BUILDING MARKET VALUE		897,831
	TOTAL MARKET OB/XF VALUE		16,784
	TOTAL LAND VALUE - MARKET		718,500
	TOTAL MARKET VALUE		1,461,121
	SOH/AGL Deduction		428,169
	ASSESSED VALUE		1,032,952
	TOTAL EXEMPTION VALUE	HX HB	50,000
	BASE TAXABLE VALUE		982,952
	TOTAL JUST VALUE		1,633,115
	NCON VALUE		12,800
	INCOME VALUE		
	PREVIOUS YEAR MKT VALUE		1,158,731

PERMIT NUM	DESCRIPTION	AMT	ISSUED
1709597	CO ISSUED	0	10/30/2017
B1429579	ADDITION	539,216	11/01/2014
B1125326	CO ISSUED	0	01/03/2014
B13172	METAL ROOF	5,000	10/01/2012
B25326	NEW CONSTR	85,372	11/01/2011
E24008	NEW CONSTR	0	11/01/2011

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1699/1546	9/15/2010	WD U	I	11	
GRANTOR: SECURITY REAL ESTATE					
GRANTEE: PUTNAM RODGER					
1618/1872	5/11/2009	CT U	I	18	100
GRANTOR: CLERK OF COURT					
GRANTEE: SECURITY REAL ESTAT					

BUILDING NOTES	
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BUILDING DIMENSIONS	
BAS=[YR=2013] W28 S12 UST=[YR=2013] S5 E7 N5 W7\$ E7 S7	
DCK=[YR=2013] S12 E14 N8 E12 STR=[YR=2013] S13 E4 N13 W4\$	
E4 N4 W30\$ E14 N7 E7 N12\$ PTR= E15 FGR=[YR=2013] E38 S22 W12	
S2 W14 N2 W12 N22\$ W15\$.	

LAND DESCRIPTION										TOTAL OB/XF										16,784									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV					
1	000130	C	SFR WATER	100	0006	RS-2	200.00	300.00	200.00	FF		1.00	1.00	0.75	3,000.00	2,250.00	450,000												
2	000130	C	SFR WATER	100	0006	RS-2	80.00	250.00	80.00	FF		1.00	1.00	0.40	3,000.00	1,200.00	96,000												
3	006600	A	ORCH. GRV	0		RS-2	100.00	500.00	1.15	AC		1.00	1.00	1.00	440.00	440.00	506												
4	009910	M	MKT. VAL. AG	0			0.00	0.00	1.15	AC		1.00	1.00	1.00	150,000.00	150,000.00	172,500												

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1735 CLINCH DR
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REVIEW DATE	12/29/2017	BY	DJ	Total Acres: 1.15	Total Land Value: 546,506	Market: 172,500	Agricultural: 506	Common: 546,000	PRINTED 08/02/2023 BY SYS
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