

BLOCK 250 PT LOT 2 3 & 8 NE OF
R/W OR 1219/1974
CITY OF FDNA BEACH

PUTNAM ROGER C & PATRICIA L/PUTNAM RODGER G ET AL
1735 CLINCH DRIVE
FERNANDINA BEACH, FL 32034

2023

00-00-31-1800-0250-0032



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	07	ASB SHNGLE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 80
Interior Wall	04	PLYWOOD 20
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	1	100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units	0	100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1007.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,176	100	1,176	95,908
FOP	40	30	12	979
TOTALS	1,216		1,188	96,887

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	1242	WD DECK A	0	0	16	12	192.00	SF	10.00		
3	0810	CONCRETE A	0	0	4	8	32.00	SF	6.50		

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	SFR	0	0006	R-1	120.00	75.00	1.00	LT	

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	1,188	108.2260	97.67	116,032	1941	2000	0	0	0	16.50	83.50	
1 SINGLE FAM - 0% - 0 Heated Area: 1176 HX Base Yr													
28 42 28 22 8 5 5 8 BAS 1993 FOP 1993													
1320 N 14TH ST, FERNANDINA BEACH													
BLD DATE 02/04/2015 KK LGL DATE XF DATE LAND DATE INC DATE AG DATE													

TOTAL OB/XF													
426													

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1 2
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		96,887	
TOTAL MARKET OB/XF VALUE		426	
TOTAL LAND VALUE - MARKET		131,250	
TOTAL MARKET VALUE		228,563	
SOH/AGL Deduction		61,620	
ASSESSED VALUE		166,943	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		166,943	
TOTAL JUST VALUE		228,563	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		191,722	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20091303	REPAIR/RRF	2,200	09/25/2009
20040778	CHNGE SRVC	1,000	04/22/2004

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1219/1974	4/05/2004	WD	Q	I		115,500	
GRANTOR: DEONAS NICK D & HELEN							
GRANTEE: PUTNAM ROGER & PATR							
0780/0118	12/19/1996	WD	U	I	05	49,000	
GRANTOR: BARNETT BANK							
GRANTEE: DEONAS NICK D & HEL							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1993] W42 S28 E22 FOP=[YR=1993] S5 E8 N5 W8 \$ E20 N28 \$.											