

PUTNAM ROGER & PATRICIA FAMILY TRUST/PUTNAM ROGER
1735 CLINCH DR
FERNANDINA BEACH, FL 32034

2023

44-2N-28-5180-0003-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1									
ELEMENT	CD	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND															
Exterior Wall	05	0100	01	1,700	107.0000	96.57	164,169	1982	1990	0	35	0	15.25	49.75	VALUATION BY														
Roof Structure	03	1 SINGLE FAM - 0% - 0													STANDARD														
Roof Cover	12	Heated Area: 1700													HX Base Yr														
Interior Wall	05	20													30														
Interior Floor	08	22													22														
Interior Floor	14	20													30														
Air Condition	03	15													50														
Heating Type	04	22													15														
Bedrooms		22													22														
Bathrooms		22													22														
Frame	02	22													22														
Stories	1.	22													22														
Units	0	22													22														
BUD8 Adjustme	04	22													22														
Occupancy	00	22													22														
Quality		03	22													22													
DOR CODE		0100	22													22													
MAP NUM			22													22													
NEIGHBORHOOD/LOC		4009.00	22													22													
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																									
BAS	660	100	660	31,709																									
BAS	440	100	440	21,139																									
SFB	750	80	600	28,826																									
TOTALS		1,850	1,700	81,674																									
EXTRA FEATURES										95177 NASSAU RIVER RD, FERNANDINA BEACH										BLD DATE XF DATE INC DATE									
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													
8	0310	AL GANG WY	0	0	0	20.00	LF	115.00	115.00	100	2003	2003	3	22	506														
9	0940	SHEDS/PORT	0	0	7	49.00	SF	30.00	30.00	100	2003	2003	3	22	323														
10	0303	FLT DOCK W	0	0	20	200.00	SF	26.00	26.00	100	2003	2003	3	36	1,872														
11	0350	CARPORT WD	0	0	18	144.00	SF	13.00	13.00	100	2003	2003	3	22	412														
12	0812	CONCRETE C	0	0	50	1,850.00	SF	4.00	4.00	100	2003	2003	3	84	6,216														
13	0317	DCK PLNG W	0	0	0	2.00	UT	1,000.00	1,000.00	100	1999	1999	3	20	400														
LAND DESCRIPTION		TOTAL OB/XF													9,729														
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	000132	C	SFR RIVER	0	0006	RS-1	100.00	400.00	100.00	FF		1.00	1.00	1.00	4,000.00	4,000.00	400,000												
REVIEW DATE 04/01/2019 BY KWX Total Acres: 0.00 Total Land Value: 400,000 Market: 0 Agricultural: 0 Common: 400,000 PRINTED 08/02/2023 BY SYS																													