

LOT 20
IN OR 2161/1167
ISLAND BLUFF SUB PB 5/92

VENTO MICHAEL A & BRENDA A
1733 MALLARD LANE
FERNADNINA BEACH, FL 32034

2024

00-00-30-031B-0020-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	12	CEDAR 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
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	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
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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	1,092	100	1,092	171,483
FGR	520	55	286	44,913
FOP	64	30	19	2,984

TOTALS	1,676	1,397	219,379
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0810	CONCRETE A	0 100	16	48	768.00	SF	3.25	3.25
2	0810	CONCRETE A	0 100	20	3	60.00	SF	6.50	6.50
3	0810	CONCRETE A	0 100	16	12	192.00	SF	5.85	5.85
4	0810	CONCRETE A	0 100	4	4	16.00	SF	6.50	6.50

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	100		RSF-2	0.00	0.00	1.00

MARKET ADJUSTMENTS

1 SNGL FAM - 100% - 2020

Heated Area: 1092

HX Base Yr 2020

BAS
1993

FGR
1993

FOP
1993

1733 MALLARD LN, FERNANDINA BEACH

BLD DATE

XF DATE

INC DATE

LGL DATE

LAND DATE

AG DATE

04/03/2024 MLU

ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
100	1986	1986	3	49.5	1,236	
100	1986	1986	3	49.5	193	
100	1986	1986	3	49.5	556	
100	1986	1986	3	49.5	51	

TOTAL OB/XF									
2,036									

NASSAU COUNTY PROPERTY		PAGE 1 of 1	8
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 8		Tax Dist:	
BUILDING MARKET VALUE		219,379	
TOTAL MARKET OB/XF VALUE		2,036	
TOTAL LAND VALUE - MARKET		150,000	
TOTAL MARKET VALUE		371,415	
SOH/AGL Deduction		152,028	
ASSESSED VALUE		219,387	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		169,387	
TOTAL JUST VALUE		371,415	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		321,762	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B960539	REPAIR/RRF	500	11/01/1996

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2161/1167	11/25/2017	WD	Q	I	02	219,000
GRANTOR: CORRUS RICHARD M & DE						
GRANTEE: VENTO MICHAEL A & B						
1142/0907	6/04/2003	WD	Q	I		139,900
GRANTOR: ROWE JENNIFER S						
GRANTEE: CORRUS RICHARD M &						

BUILDING NOTES									
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BUILDING DIMENSIONS									
FGR=[YR=1993] W20 BAS=[YR=1993] W42 S26 E23 FOP=[YR=1993] S4 E16 N4 W16 \$ E19 N26 \$ S26 E20 N26 \$.									