

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

2024

00-00-30-0800-0009-0070



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
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
NEIGHBORHOOD/LOC	2019.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	434	100	434	30,941
DCK	232	10	23	1,639
FGR	864	55	475	33,864
STR	52	10	5	357
UST	35	45	16	1,141

TOTALS	1,617		953	67,941
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0940	SHEDS/PORT	0 100	7	6	42.00	SF	30.00	30.00
2	0940	SHEDS/PORT	0 100	8	6	48.00	SF	30.00	30.00
3	2601	GRNHS FG 1	0 100	17	9	153.00	SF	10.35	10.35
4	0370	CHICKEN HS	0 100	40	8	320.00	SF	2.00	2.00
5	0370	CHICKEN HS	0 100	30	16	480.00	SF	2.00	2.00
6	0855	CONC PAVER	0 100	0	0	1,280.00	SF	10.00	10.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000130	C	SFR WATER	100	0006	RSF-2	2200.00	300.00	200.00
2	000130	C	SFR WATER	100	0006	RSF-2	80.00	250.00	80.00
3	006600	A	ORCH. GRV	0		RSF-2	100.00	500.00	1.15
4	009910	M	MKT. VAL. AG	0		RSF-2	0.00	0.00	1.15

MARKET ADJUSTMENTS												
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	2.30	97.70
2 ACCESSORY U - 100% - 2015												
Heated Area: 434												
HX Base Yr 2015												

1735 CLINCH DR, FERNANDINA BEACH									
BLD DATE					LGL DATE				
XF DATE					LAND DATE				
INC DATE					AG DATE				
					01/01/2019				
					05/17/2017				
					KB				
					MF				

TOTAL OB/XF									
16,506									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000130	C	SFR WATER	100	0006	RSF-2	2200.00	300.00	200.00
2	000130	C	SFR WATER	100	0006	RSF-2	80.00	250.00	80.00
3	006600	A	ORCH. GRV	0		RSF-2	100.00	500.00	1.15
4	009910	M	MKT. VAL. AG	0		RSF-2	0.00	0.00	1.15

NASSAU COUNTY PROPERTY									
PAGE 1 of 2									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 8					Tax Dist:				
BUILDING MARKET VALUE					936,720				
TOTAL MARKET OB/XF VALUE					16,506				
TOTAL LAND VALUE - MARKET					718,500				
TOTAL MARKET VALUE					1,499,738				
SOH/AGL Deduction					435,807				
ASSESSED VALUE					1,063,931				
TOTAL EXEMPTION VALUE					HX HB 50,000				
BASE TAXABLE VALUE					1,013,931				
TOTAL JUST VALUE					1,671,726				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					1,633,115				

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	SALE PRICE	
1699/1546	9/15/2010	WD	U	I	11	285,000	
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									

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\$.									

PUTNAM RODGER
1735 CLINCH DR
FERNANDINA BEACH, FL 32034

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REVIEW DATE 04/30/2024 BY KBA Total Acres: 1.15 Total Land Value: 546,512 Market: 172,500 Agricultural: 512 Common: 546,000 PRINTED 08/06/2024 BY SYS