

BLK A {K/A PARCEL A} LOT 3
IN OR 1327/1190
WILDERS SUB OF NASSAU RIVER

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

2024

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



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	05
Roof Structur	03
Roof Cover	12
Interior Wall	05
Interior Floo	08
Interior Floo	14
Air Condition	03
Heating Type	04
Bedrooms	
Bathrooms	
Frame	02
Stories	1.
Units	
BUD8 Adjustme	04
Occupancy	00

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	04
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NEIGHBORHOOD/LOC	4009.00
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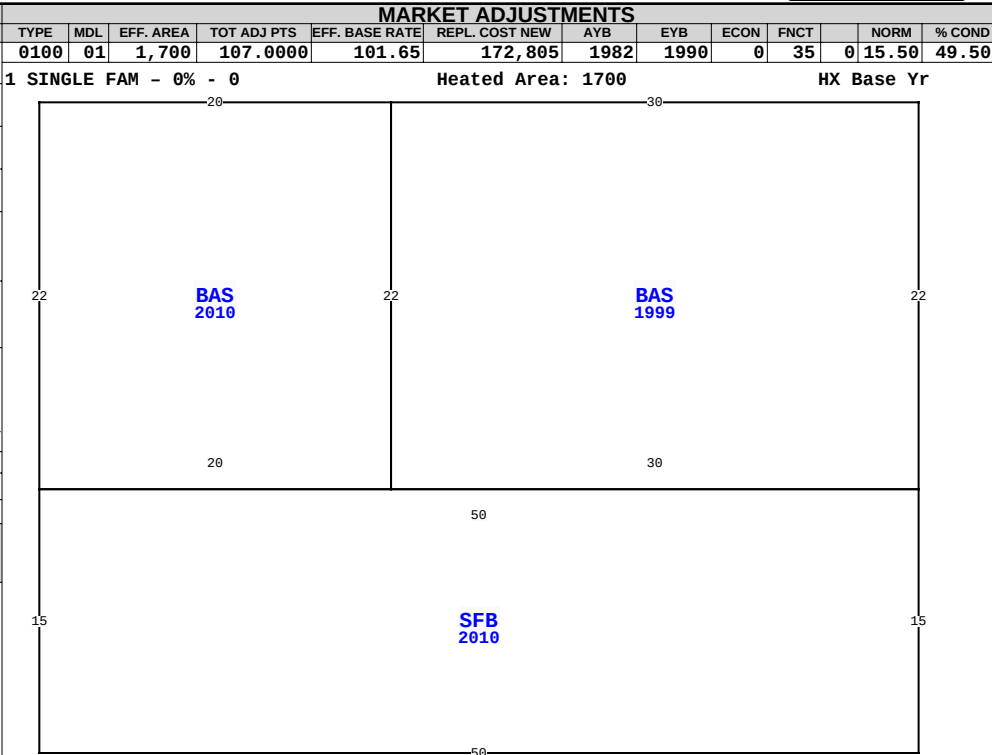
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	660	100	660	33,209
BAS	440	100	440	22,139
SFB	750	80	600	30,190

TOTALS	1,850	1,700	85,538
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0310	AL GANG WY	0	0	0	0	20.00	LF	115.00	115.00	483
2	0940	SHEDS/PORT	0	0	7	7	49.00	SF	30.00	30.00	309
3	0303	FLT DOCK W	0	0	20	10	200.00	SF	26.00	26.00	1,664
4	0350	CARPORT WD	0	0	18	8	144.00	SF	13.00	13.00	393
5	0812	CONCRETE C	0	0	50	37	1,850.00	SF	4.00	4.00	6,142
6	0317	DCK PLNG W	0	0	0	0	2.00	UT	1,000.00	1,000.00	400

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000132	C	SFR RIVER	0	0006	RSF	1100.00	400.00	100.00	FF	1.00

REVIEW DATE	04/01/2019	BY	KWX
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BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/13/2024
INC DATE		AG DATE	MLU

95177 NASSAU RIVER RD, FERNANDINA BEACH

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
1	0310	AL GANG WY	0	0	0	0	20.00	LF	115.00	115.00	100	2003	2003	3	21	483	
2	0940	SHEDS/PORT	0	0	7	7	49.00	SF	30.00	30.00	100	2003	2003	3	21	309	
3	0303	FLT DOCK W	0	0	20	10	200.00	SF	26.00	26.00	100	2003	2003	3	32	1,664	
4	0350	CARPORT WD	0	0	18	8	144.00	SF	13.00	13.00	100	2003	2003	3	21	393	
5	0812	CONCRETE C	0	0	50	37	1,850.00	SF	4.00	4.00	100	2003	2003	3	83	6,142	
6	0317	DCK PLNG W	0	0	0	0	2.00	UT	1,000.00	1,000.00	100	1999	1999	3	20	400	

LAND DESCRIPTION											
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REVIEW DATE	04/01/2019	BY	KWX
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Total Acres:	0.00	Total Land Value:	750,000	Market:	0	Agricultural:	0	Common:	750,000
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NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE	85,538		
TOTAL MARKET OB/XF VALUE	9,391		
TOTAL LAND VALUE - MARKET	750,000		
TOTAL MARKET VALUE	844,929		
SOH/AGL Deduction	384,369		
ASSESSED VALUE	460,560		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	460,560		
TOTAL JUST VALUE	844,929		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	491,403		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
9906020	NEW CONSTR	0	04/01/1999

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1327/1190	6/22/2005	WD	Q	I	
					SALE PRICE
					525,000
GRANTOR: MADDOX M W & M A					
GRANTEE: PUTNAM ROGER & PATR					
0850/0864	9/28/1998	WD	Q	I	
					173,500
GRANTOR: SILLS CHARLES R & FRA					
GRANTEE: MADDOX M W & M A					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1999] W30 BAS=[YR=2010] W20 S22 SFB=[YR=2010] S15 E50 N15 W50 \$ E20 N22 \$ S22 E30 N22 \$.											

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000132	C	SFR RIVER	0	0006	RSF	1100.00	400.00	100.00	FF	1.00

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Total Acres:	0.00	Total Land Value:	750,000	Market:	0	Agricultural:	0	Common:	750,000
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