

POTTER DOUGLAS S & ROBYN W
2138 MALLARD LANE
FERNANDINA BEACH, FL 32034

00-00-30-031B-0016-0000

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

0900011.434136.3440179.97258,0771986198600019.0081.00

Roof Structure03GABLE/HIP 100

Roof Cover03COMP SHNGL 100

Interior Wall05DRYWALL 100

Interior Floor14CARPET 80

Interior Floor08SHT VINYL 20

Air Condition03CENTRAL 100

Heating Type04AIR DUCTED 100

Bedrooms3 100

Bathrooms2 100

Frame02WOOD FRAME 100

Stories Units1. 1. 100
0 100

BUD8 Adjustme05DIST 1A 100

Occupancy00NONE 100

Quality06Quality Level 06

DOR CODE0100SINGLE FAMILY

MAP NUMMKT AREA02

NEIGHBORHOOD/LOC2009.00

AREA TYPETOTAL GROSS AREAPCT OF BASEYEARTOT ADJ AREASUBAREA MARKET VALUE

BAS1,12610019931,126164,143

FGR46455199325537,173

FOP76301993233,353

USP100301994304,373

TOTALS1,7661,434209,042

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYBECONFNCTNORM% COND

0900011.434136.3440179.97258,0771986198600019.0081.00

1 SNGL FAM - 100% - 2000Heated Area: 1126HX Base Yr 2000

Diagram showing lot dimensions and area calculations:
- Lot 1: 42' x 25' x 12' x 2' x 13' x 2' x 19' x 4' x 16' x 29' x 25' x 10' x 10' x 10'
- Subarea BAS 1993: 1,126 sq ft
- Subarea FGR 1993: 464 sq ft
- Subarea FOP 1993: 76 sq ft
- Subarea USP 1993: 100 sq ft

NASSAU COUNTY PROPERTY

PAGE 1 of 18

VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 8Tax Dist:

BUILDING MARKET VALUE209,042

TOTAL MARKET OB/XF VALUE1,398

TOTAL LAND VALUE - MARKET200,000

TOTAL MARKET VALUE410,440

SOH/AGL Deduction300,563

ASSESSED VALUE109,877

TOTAL EXEMPTION VALUEHX HB50,722

BASE TAXABLE VALUE59,155

TOTAL JUST VALUE410,440

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE350,656

SALES DATA

OFF RECORD NumberDATETYPEINSTQU / I / V / I / RSN CD SALE PRICE

0886/09486/10/1999WDQI90,000

GRANTOR:NIGRO ANTHONY J & ANN

GRANTEE:POTTER DOUGLAS S &

0533/029612/16/1987WDQI65,000

GRANTOR:MOORE ROBERT & S B

GRANTEE:NIGRO ANTHONY & ANN

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=1993] W16 BAS=[YR=1993] W2 USP=[YR=1994] N10 W10 S10 E10\$ W42 S25 E12 S2 E13 FOP=[YR=1993] S2 E19 N4 W19 S2 \$ N2 E19 N25 \$ S29 E16 N29 \$.

EXTRA FEATURES

2138 MALLARD LN, FERNANDINA BEACH

L NOBIXF CODEDESCRIPTIONBLDCAPLWUNITSUTAdj RADJ UNIT PRICEORIG CONDDPTH FACTYEAR ONYEAR ACTUALQ% CONDOB/XF MKT VALUENOTES

10811CONCRETE B01003810380.00SF5.205.2010019861986347929

20811CONCRETE B010024372.00SF5.205.2010019861986347176

30811CONCRETE B01001210120.00SF5.205.2010019861986347293

TOTAL OB/XF1,398

LAND DESCRIPTION

L NUSE CODECLSLAND USE DESCRIPTIONCAPRDLOC ZONEFRONTDEPTHTOT LND UTSPUNIT TYPEDTDPHFAC% CONDTOT ADJUNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYSRCONSRV

1000100CRES100RSF-20.000.001.00LT1.001.001.00200,000.00200,000.00200,000

REVIEW DATE01/31/2024BYKBA

Total Acres: 0.00Total Land Value: 200,000Market: 0Agricultural: 0Common: 200,000PRINTED 07/30/2025 BY SYS