LOT 19
IN OR 616 PG 325
ISLAND BLUFF SUB PB 5/92

PETERSON LEONARD L
1735 MALLARD LANE
FERNANDINA BEACH, FL 32034

2025

00-00-30-031B-0019-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 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	14	CARPET 80
Interior Floo	08	SHT VINYL 20
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

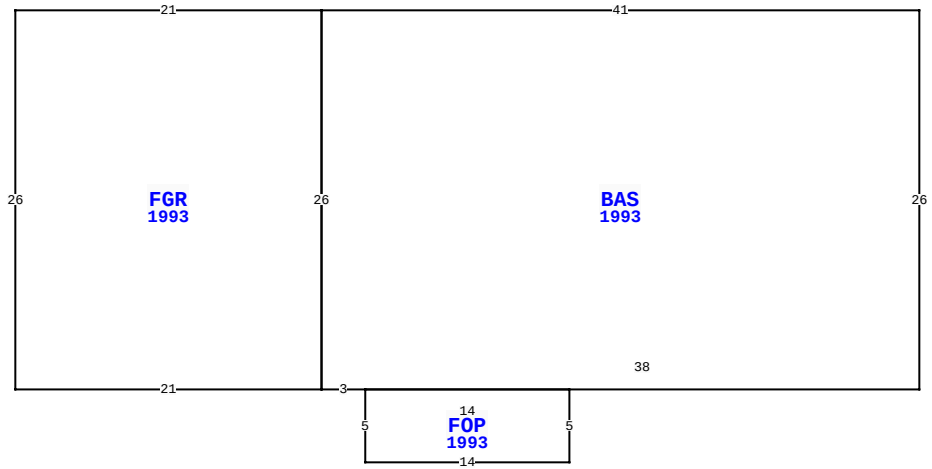
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	2009.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,066	100	1993	1,066	156,623
FGR	546	55	1993	300	44,078
FOP	70	30	1993	21	3,085
TOTALS	1,682			1,387	203,786

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,387	137.4204	181.39	251,588	1986	1986	0	0	0	19.00	81.00

1 SNGL FAM – 100% - 1991 Heated Area: 1066 HX Base Yr 1991



1735 MALLARD LN, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		203,786
TOTAL MARKET OB/XF VALUE		3,282
TOTAL LAND VALUE - MARKET		200,000
TOTAL MARKET VALUE		407,068
SOH/AGL Deduction		314,955
ASSESSED VALUE		92,113
TOTAL EXEMPTION VALUE	WR HX HB	55,722
BASE TAXABLE VALUE		36,391
TOTAL JUST VALUE		407,068
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		347,636

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M2353	H/AC	0	05/01/1997
B3312	NEW CONSTR	25,925	04/01/1986

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0616/0325	1/04/1991	WD	Q	I		65,000
GRANTOR: BRACKETT CHRIS & PAT						
GRANTEE: PETERSON LEONARD &						
0495/0625	8/01/1986	WD	Q	I		59,800
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W41 FGR=[YR=1993] W21 S26 E21 N26$ S26 E3
FOP=[YR=1993] S5 E14 N5 W14$ E38 N26 $.

EXTRA FEATURES

LN	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	0810	CONCRETE A	0	100	0	0	816.00	SF	6.50	6.50	100	1986	1986	3	47	2,493	
2	0810	CONCRETE A	0	100	22	3	66.00	SF	6.50	6.50	100	1986	1986	3	47	202	
3	0810	CONCRETE A	0	100	16	12	192.00	SF	6.50	6.50	100	1986	1986	3	47	587	

LAND DESCRIPTION

TOTAL OB/XF 3,282

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	RES	100		RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	200,000.00	200,000.00	200,000							

REVIEW DATE 01/31/2024 BY KBA Total Acres: 0.00 Total Land Value: 200,000 Market: 0 Agricultural: 0 Common: 200,000 PRINTED 07/30/2025 BY SYS