BLK 170 LOTS 1 2
IN OR 1128/671
CITY OF FDNA BCH

PUTNAM RODGER
1735 CLINCH DR
FERNANDINA BEACH, FL 32034

2025

00-00-31-1800-0170-0010

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
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		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02

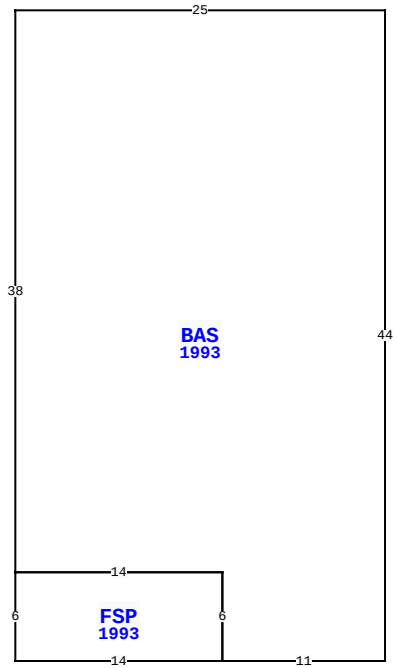
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1009.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,016	100	1993	1,016	93,096
FSP	84	40	1993	34	3,116
TOTALS	1,100			1,050	96,212

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,050	108.7560	108.76	114,198	1973	1990	0	0	0	15.75	84.25

1 SINGLE FAM – 0% - 0 Heated Area: 1016 HX Base Yr



BLD DATE	04/04/2014	KK	LGL DATE
XF DATE			LAND DATE 05/07/2025 MLU
INC DATE			AG DATE

1002 S 10TH ST, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	96,212
TOTAL MARKET OB/XF VALUE	744
TOTAL LAND VALUE - MARKET	135,000
TOTAL MARKET VALUE	231,956
SOH/AGL Deduction	75,953
ASSESSED VALUE	156,003
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	156,003
TOTAL JUST VALUE	231,956
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	202,467

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20090291	REPAIR/RRF	2,500	03/04/2009
19958820	REPAIR/RRF	1,500	01/30/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1128/0671	4/08/2003	WD	Q	I	05	44,100
GRANTOR: BANK OF AMERICA						
GRANTEE: PUTNAM RODGER						
1081/1663	9/20/2002	CT	U	I	14	100
GRANTOR: CLERK OF COURT						
GRANTEE: BANK OF AMERICA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W25 S38 FSP=[YR=1993] S6 E14 N6 W14$ E14 S6 E11 N44$.

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	0	20	11	220.00	SF	6.50	6.50	100	1973	1973	3	23	329	
2	0350	CARPORT WD	0	0	20	11	220.00	SF	8.58	8.58	100	2005	2005	3	22	415	

LAND DESCRIPTION

TOTAL OB/XF 744

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	0	0006	R-2	50.00	100.00	50.00	FF		1.00	1.00	1.00	2,700.00	2,700.00	135,000							

REVIEW DATE 05/21/2019 BY DJA Total Acres: 0.00 Total Land Value: 135,000 Market: 0 Agricultural: 0 Common: 135,000 PRINTED 07/30/2025 BY SYS