LOT 14
ISLAND BLUFF SUB PB 5/92

NAUMANN ROBERT O & ANNIE B L/E/
17951 SW 296 ST
HOMESTEAD, FL 33030-3138

2026

00-00-30-031B-0014-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

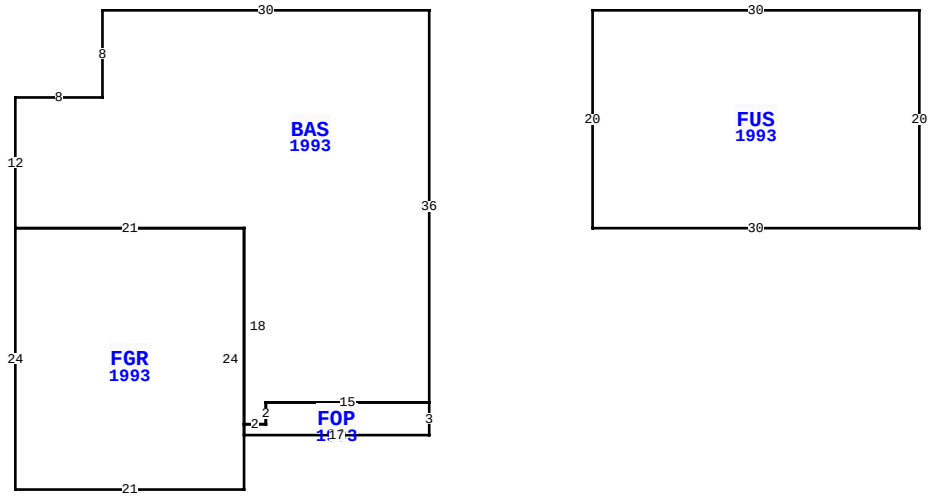
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 80
Exterior Wall	12	CEDAR 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	972	100	1993	972	149,826
FGR	504	55	1993	277	42,698
FOP	47	30	1993	14	2,158
FUS	600	100	1993	600	92,485
TOTALS	2,123			1,863	287,166

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,863	126.4494	175.76	327,441	1987	2000	0	0	0	12.30	87.70

1 SNGL FAM 0% - 0 Heated Area: 1572 HX Base Yr



1732 MALLARD LN, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/28/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	287,166
TOTAL MARKET OB/XF VALUE	2,790
TOTAL LAND VALUE - MARKET	246,000
TOTAL MARKET VALUE	535,956
SOH/AGL Deduction	141,921
ASSESSED VALUE	394,035
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	394,035
TOTAL JUST VALUE	535,956
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	521,622

PERMIT NUM	DESCRIPTION	AMT	ISSUED
5122	ADDITION	3,360	09/01/1988
3844	NEW CONSTR	33,492	01/28/1987

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2689/238	1/12/2024	LE	U	I	11	100
GRANTOR: NAUMANN ROBERT O & AN						
GRANTEE: NAUMANN JAMES						
1659/1245	1/21/2010	WD	Q	I	01	192,000
GRANTOR: BOERBOOM OWEN R & ALY						
GRANTEE: NAUMANN ROBERT O &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W30 S8 W8 S12 FGR=[YR=1993] S24 E21 N24 W21 $ E21 S18 FOP=[YR=1993] S1 E17 N3 W15 S2 W2$ E2 N2 E15 N36$ PTR= E15 FUS=[YR=1993] E30 S20 W30 N20$W15$.

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	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1987	1987	3	58	2,030	
4	1242	WD DECK A	0	0	10	38	380.00	SF	10.00	10.00	100	2000	2000	3	20	760	

LAND DESCRIPTION

TOTAL OB/XF 2,790

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	RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.20	205,000.00	246,000.00	246,000							

REVIEW DATE 01/31/2024 BY KBA Total Acres: 0.00 Total Land Value: 246,000 Market: 0 Agricultural: 0 Common: 246,000 PRINTED 07/09/2026 BY SYS