LOT 16
IN OR 886/948
ISLAND BLUFF SUB PB 5/92

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

2026

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

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 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		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

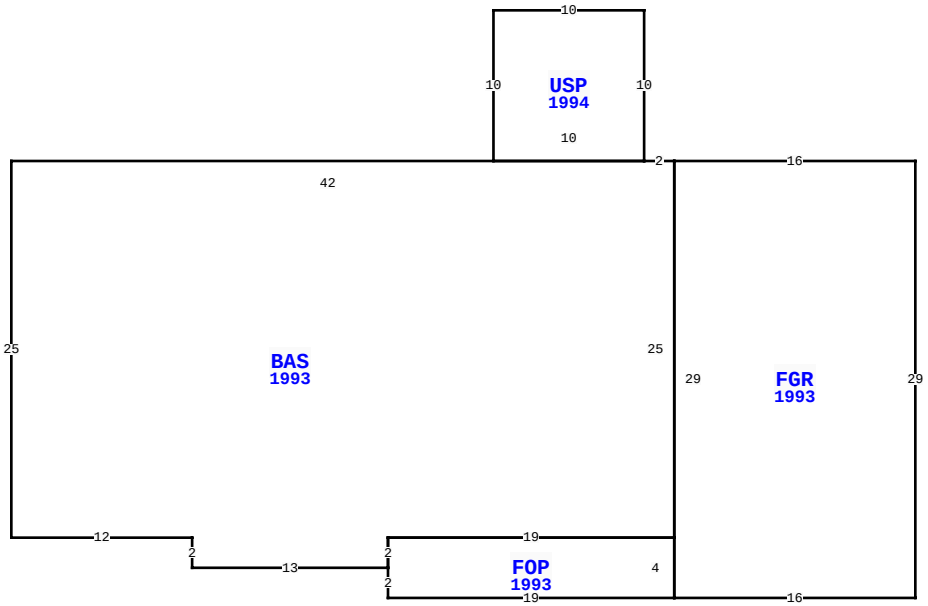
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	2009.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,126	100	1993	1,126	171,787
FGR	464	55	1993	255	38,904
FOP	76	30	1993	23	3,509
USP	100	30	1994	30	4,577
TOTALS	1,766			1,434	218,776

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,434	136.3440	189.52	271,772	1986	1986	0	0	0	19.50	80.50

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



2138 MALLARD LN, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		218,776
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		205,000
TOTAL MARKET VALUE		423,776
SOH/AGL Deduction		310,932
ASSESSED VALUE		112,844
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		61,433
TOTAL JUST VALUE		423,776
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		410,440

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0886/0948	6/10/1999	WD	Q	I		90,000
GRANTOR: NIGRO ANTHONY J & ANN						
GRANTEE: POTTER DOUGLAS S &						
0533/0296	12/16/1987	WD	Q	I		65,000
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

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	205,000.00	205,000.00	205,000							

REVIEW DATE 01/31/2024 BY KBA Total Acres: 0.00 Total Land Value: 205,000 Market: 0 Agricultural: 0 Common: 205,000 PRINTED 07/09/2026 BY SYS