

PT LOT 9 OF SUB SEC 30 PBK 1/5
& PT LOT 1 OF CASHEN LOT
TWENTY SUB PBK 3/38 & PT OF

PUTNAM RODGER
1735 CLINCH DR
FERNANDINA BEACH, FL 32034

2026

00-00-30-0800-0009-0070



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 60
Exterior Wall	10	ABOVE AVG 40
Roof Structure	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMMT 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	1	100
Bathrooms	1	100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units	0	100
Occupancy	00	NONE 100

Quality	06	Quality Level 06
DOR CODE	6600	ORCHARDS, GROVES

MAP NUM		MKT AREA	02
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NEIGHBORHOOD/LOC	2019.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	434	100	2013	434	34,296
DCK	232	10	2013	23	1,818
FGR	864	55	2013	475	37,536
STR	52	10	2013	5	396
UST	35	45	2013	16	1,265

TOTALS	1,617			953	75,309
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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
1	0940	SHEDS/PORT	0	100	7	6		42.00	SF 30.00	100	2013	2013	3	50	630	
2	0940	SHEDS/PORT	0	100	8	6		48.00	SF 30.00	100	2013	2013	3	50	720	
3	2601	GRNHS FG 1	0	100	17	9		153.00	SF 10.35	100	2013	2013	3	50	792	
4	0370	CHICKEN HS	0	100	40	8		320.00	SF 2.00	100	2013	2013	3	64	410	
5	0370	CHICKEN HS	0	100	30	16		480.00	SF 2.00	100	2013	2013	3	64	614	
6	0855	CONC PAVER	0	100	0	0		1,280.00	SF 10.00	100	2022	2022	3	99	12,672	

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000131	C	RES CREEK	100	0006	RSF-2	2200.00	300.00	200.00	FF		1.00	1.00	0.75	3,000.00	2,250.00	450,000							
2	000131	C	RES CREEK	100	0006	RSF-2	80.00	250.00	80.00	FF		1.00	1.00	0.40	3,000.00	1,200.00	96,000							
3	006600	A	ORCHARD - GR	0		RSF-2	100.00	500.00	1.15	AC		1.00	1.00	1.00	445.00	445.00	512							
4	009910	M	MARKET VALUE	0		RSF-2	0.00	0.00	1.15	AC		1.00	1.00	1.00	150,000.00	150,000.00	172,500							

REVIEW DATE	04/30/2024	BY	KBA	Total Acres:	1.15	Total Land Value:	546,512	Market:	172,500	Agricultural:	512	Common:	546,000	PRINTED 07/09/2026 BY	SYS
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MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0150	01	953	145.9350	81.72	77,879	2013	2018	0	0	0	3.30	96.70

2 ACCESSORY U 100% - 2015

Heated Area: 434

HX Base Yr 2015

1735 CLINCH DR, FERNANDINA BEACH	BLD DATE	LGL DATE	10/18/2024	KBA
	XF DATE	LAND DATE	10/18/2024	KBA
	INC DATE	AG DATE		

TOTAL OB/XF													15,838			
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
1	0940	SHEDS/PORT	0	100	7	6		42.00	SF 30.00	100	2013	2013	3	50	630	
2	0940	SHEDS/PORT	0	100	8	6		48.00	SF 30.00	100	2013	2013	3	50	720	
3	2601	GRNHS FG 1	0	100	17	9		153.00	SF 10.35	100	2013	2013	3	50	792	
4	0370	CHICKEN HS	0	100	40	8		320.00	SF 2.00	100	2013	2013	3	64	410	
5	0370	CHICKEN HS	0	100	30	16		480.00	SF 2.00	100	2013	2013	3	64	614	
6	0855	CONC PAVER	0	100	0	0		1,280.00	SF 10.00	100	2022	2022	3	99	12,672	

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NASSAU COUNTY PROPERTY

VALUATION SUMMARY		PAGE 1 of 2	8
VALUATION BY	STANDARD		
Tax Group: 8	Tax Dist:		
BUILDING MARKET VALUE			1,026,906
TOTAL MARKET OB/XF VALUE			15,838
TOTAL LAND VALUE - MARKET			718,500
TOTAL MARKET VALUE			1,589,256
SOH/AGL Deduction			464,941
ASSESSED VALUE			1,124,315
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			1,072,904
TOTAL JUST VALUE			1,761,244
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			1,716,665

PERMIT NUM	DESCRIPTION	AMT	ISSUED
1709597	CO ISSUED	0	10/30/2017
B1429579	ADDITION	539,216	11/01/2014
B1125326	CO ISSUED	0	01/03/2014
B13172	METAL ROOF	5,000	10/01/2012
B25326	NEW CONSTR	85,372	11/01/2011
E24008	NEW CONSTR	0	11/01/2011

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1699/1546	9/15/2010	WD U	I	11	
					285,000

GRANTOR: SECURITY REAL ESTATE					
GRANTEE: PUTNAM RODGER					
1618/1872	5/11/2009	CT U	I	18	100
GRANTOR: CLERK OF COURT					
GRANTEE: SECURITY REAL ESTAT					

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2013] W28 S12 UST=[YR=2013] S5 E7 N5 W7\$ E7 S7
DCK=[YR=2013] S12 E14 N8 E12 STR=[YR=2013] S13 E4 N13 W4\$
E4 N4 W30\$ E14 N7 E7 N12\$ PTR= E15 FGR=[YR=2013] E38 S22 W12
S2 W14 N2 W12 N22\$ W15\$.

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1735 CLINCH DR
FERNANDINA BEACH, FL 32034

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