



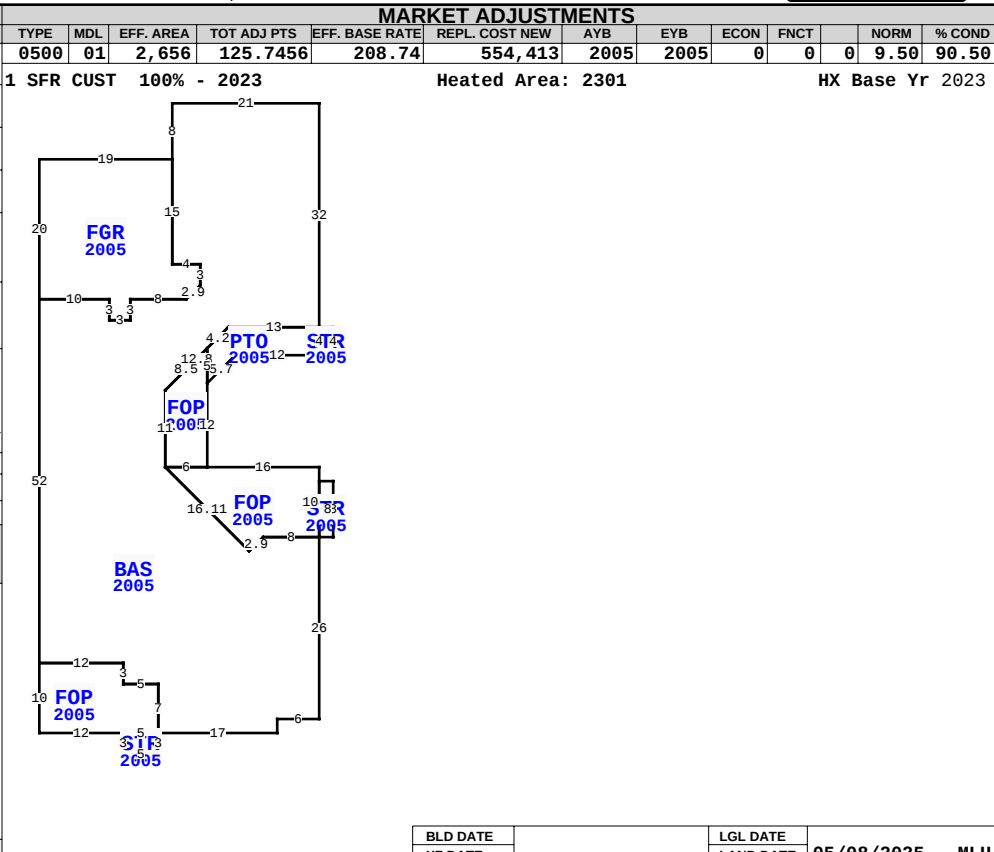
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	15	HARDTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100

Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1031.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,301	100	2005	2,301	434,681
FGR	407	55	2005	224	42,316
FOP	84	30	2005	25	4,723
FOP	155	30	2005	46	8,690
FOP	174	30	2005	52	9,823
PTO	68	5	2005	3	567
STR	8	10	2005	1	189
STR	15	10	2005	2	377
STR	16	10	2005	2	377
TOTALS	3,228			2,656	501,744

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
6	0910	SCRN RM L	0	100	0	0	316.00	SF	15.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100	0003	R-2	0.00	0.00	55.00



1735 BURNHAM LN, FERNANDINA BEACH	BLD DATE		LGL DATE	05/08/2025	MLU
	XF DATE		LAND DATE		
	INC DATE		AG DATE		

TOTAL OB/XF									
5,178									

NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		501,744	
TOTAL MARKET OB/XF VALUE		5,178	
TOTAL LAND VALUE - MARKET		275,000	
TOTAL MARKET VALUE		781,922	
SOH/AGL Deduction		400,930	
ASSESSED VALUE		380,992	
TOTAL EXEMPTION VALUE		HX HB	51,411
BASE TAXABLE VALUE		329,581	
TOTAL JUST VALUE		781,922	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		820,553	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20120341	XFOB	10,000	03/01/2012
20051561	GAS	1,000	04/12/2005
20051203	H/AC	7,000	02/09/2005
20041871	NEW CONSTR	156,000	10/15/2004

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2542/0935	2/28/2022	WD	Q	I	01	810,000	
GRANTOR: WIDERMANN JAMES L & EI							
GRANTEE: MIKUS PATRICK J & J							
1760/0399	10/11/2011	WD	Q	I	02	369,000	
GRANTOR: CARNEY JOHN P & THERE							
GRANTEE: WIDERMANN JAMES L &							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2005] W21 S8 FGR=[YR=2005] W19 S20 E10 S3 E3 N3 E8 U2 R2 N3W4 N15S\$15E4S3 D2 L2 W8 S3 W3 N3 W10 S52 FOP=[YR=2005] S10 E12 STR=[YR=2005] S3E5N3W5\$ E5 N7 W5 N3 W12\$ E12 S3 E5 S7 E17 N2E6 N26 STR=[YR=2005] E2N8W2S8\$FOP=[YR=2005] N10 W16FOP=[YR=2005] N12PTO=[YR=2005] U4 R4 E12 STR=[YR=2005] E2N4W2S4\$ N4W13 L3 D3 S5\$ N5 L6 D6 S11E6\$W6 D12 R12 R2 U2 E8\$ W8 D2 L2 L12 U12 N11 U9 R9 E13N32\$.									