

PUTNAM RODGER
1735 CLINCH DR
FERNANDINA BEACH, FL 32034

00-00-31-1800-0170-0010

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY											
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1											
ELEMENT		CD		05 AVERAGE 100		03 GABLE/HIP 100		1 SINGLE FAM		0% - 0		Heated Area: 1016		HX Base Yr		VALUATION BY		STANDARD													
Exterior Wall		03		05		03		1		0%		1016		HX		Tax Group: 2		Tax Dist:													
Roof Structur		03		05		03		1		0%		1016		HX		BUILDING MARKET VALUE		100,716													
Roof Cover		03		05		03		1		0%		1016		HX		TOTAL MARKET OB/XF VALUE		396													
Interior Wall		03		05		03		1		0%		1016		HX		TOTAL LAND VALUE - MARKET		135,000													
Interior Floo		14		CARPET 80		08 SHT VINYL 20		03 CENTRAL 100		04 AIR DUCTED 100		3 100		1 100		TOTAL MARKET VALUE		236,112													
Interior Floo		08		SHT VINYL 20		03 CENTRAL 100		04 AIR DUCTED 100		3 100		1 100		02 WOOD FRAME 100		ASSESSED VALUE		171,603													
Air Condition		03		CENTRAL 100		04 AIR DUCTED 100		3 100		1 100		02 WOOD FRAME 100		1. 100		TOTAL EXEMPTION VALUE		0													
Heating Type		04		AIR DUCTED 100		3 100		1 100		02 WOOD FRAME 100		1. 100		0 100		BASE TAXABLE VALUE		171,603													
Bedrooms		3		100		1 100		02 WOOD FRAME 100		1. 100		0 100		02 DIST FB 100		TOTAL JUST VALUE		236,112													
Bathrooms		02		WOOD FRAME 100		1. 100		0 100		02 DIST FB 100		02 DIST FB 100		00 NONE 100		NCON VALUE		0													
Stories		1.		1. 100		0 100		02 DIST FB 100		02 DIST FB 100		02 DIST FB 100		00 NONE 100		INCOME VALUE		231,956													
Units		02		DIST FB 100		00 NONE 100		00 NONE 100		00 NONE 100		00 NONE 100		00 NONE 100		PREVIOUS YEAR MKT VALUE		231,956													
BUD8 Adjustme		00		NONE 100		00 NONE 100		00 NONE 100		00 NONE 100		00 NONE 100		00 NONE 100																	
Occupancy		00		NONE 100		00 NONE 100		00 NONE 100		00 NONE 100		00 NONE 100		00 NONE 100																	
Quality		02		Quality Level 02		02 SINGLE FAMILY		01		01		01		01																	
DOR CODE		0100		SINGLE FAMILY		01		01		01		01		01																	
MAP NUM		01		MKT AREA		01		01		01		01		01																	
NEIGHBORHOOD/LOC		1009.00		1009.00		1009.00		1009.00		1009.00		1009.00		1009.00																	
AREA TYPE		TOTAL GROSS AREA		PCT OF BASE		YEAR		TOT ADJ AREA		SUBAREA MARKET VALUE		BAS 1993		FSP 1993																	
BAS		1,016		100		1993		1,016		97,454		BAS 1993		FSP 1993																	
FSP		84		40		1993		34		3,261		FSP 1993		FSP 1993																	
TOTALS		1,100		1,050		100,716		100,716		100,716		100,716		100,716																	
EXTRA FEATURES		1002 S 10TH ST, FERNANDINA BEACH		1002 S 10TH ST, FERNANDINA BEACH		1002 S 10TH ST, FERNANDINA BEACH		1002 S 10TH ST, FERNANDINA BEACH		1002 S 10TH ST, FERNANDINA BEACH		1002 S 10TH ST, FERNANDINA BEACH		1002 S 10TH ST, FERNANDINA BEACH																	
BLD DATE		04/04/2014		04/04/2014		04/04/2014		04/04/2014		04/04/2014		04/04/2014		04/04/2014																	
XF DATE		05/07/2025		05/07/2025		05/07/2025		05/07/2025		05/07/2025		05/07/2025		05/07/2025																	
INC DATE		MLU		MLU		MLU		MLU		MLU		MLU		MLU																	
LGL DATE		05/07/2025		05/07/2025		05/07/2025		05/07/2025		05/07/2025		05/07/2025		05/07/2025																	
LAND DATE		05/07/2025		05/07/2025		05/07/2025		05/07/2025		05/07/2025		05/07/2025		05/07/2025																	
AG DATE		05/07/2025		05/07/2025		05/07/2025		05/07/2025		05/07/2025		05/07/2025		05/07/2025																	
OB/XF MKT VALUE		396		396		396		396		396		396		396																	
NOTES																															
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	
2		0350		CARPORT WD		0 0		20 11		220.00		SF		8.58		8.58		100		2005		2005		3		21		396			