

LOT 21
IN OR 1271/1703
ISLAND BLUFF SUB PB 5/92

PUTNAM RODGER & KRISTINA M/PUTNAM ROGER C & PATRIC
1735 CLINCH DRIVE
FERNANDINA BEACH, FL 32034

2024

00-00-30-031B-0021-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	12	CEDAR 30
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
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NEIGHBORHOOD/LOC	2009.00
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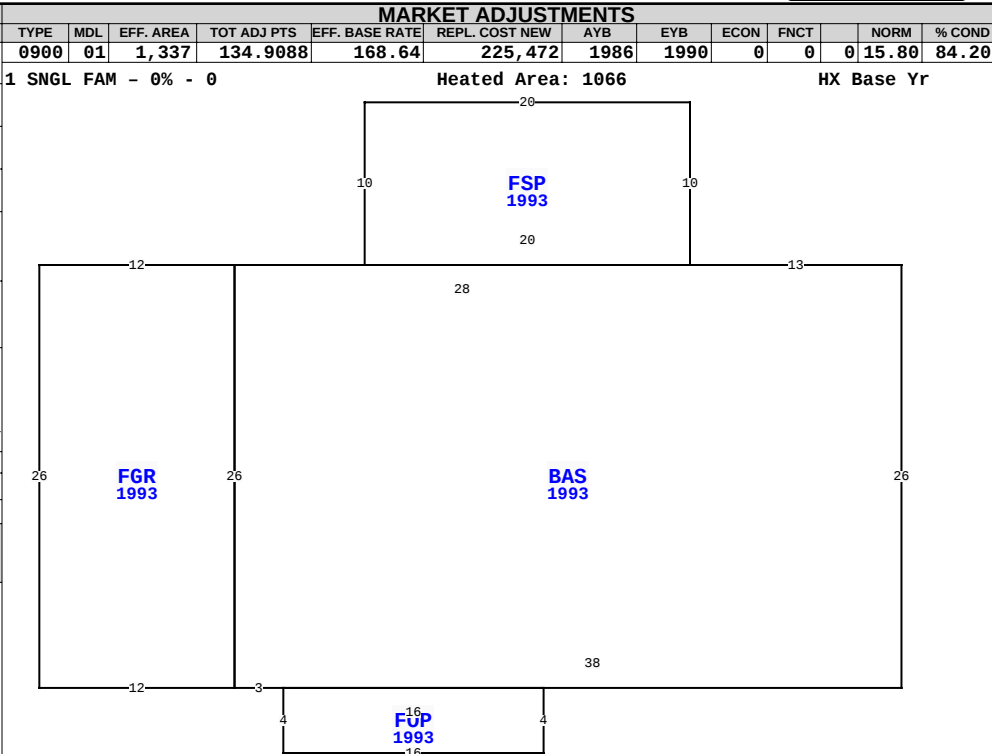
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,066	100	1,066	151,366
FGR	312	55	172	24,423
FOP	64	30	19	2,698
FSP	200	40	80	11,359

TOTALS	1,642		1,337	189,847
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0810	CONCRETE A	0	0	0	0	732.00	SF	6.50	6.50	
2	0810	CONCRETE A	0	0	22	3	66.00	SF	6.50	6.50	
3	0810	CONCRETE A	0	0	0	0	388.00	SF	6.50	6.50	
4	0810	CONCRETE A	0	0	0	0	356.00	SF	6.50	6.50	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000100	C	SFR	0		RSF-2	0.00	0.00	1.00	LT	

REVIEW DATE	01/31/2024	BY	KBA
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1729 MALLARD LN, FERNANDINA BEACH

BLD DATE	
XF DATE	
INC DATE	

LGL DATE	
LAND DATE	
AG DATE	

04/03/2024 MLU

TOTAL OB/XF 5,948

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	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	SFR	0		RSF-2	0.00	0.00	1.00	LT	1.00	1.00	1.00	150,000.00	150,000.00	150,000							

Total Acres:	0.00	Total Land Value:	150,000	Market:	0	Agricultural:	0	Common:	150,000
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NASSAU COUNTY PROPERTY											
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VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		189,847
TOTAL MARKET OB/XF VALUE		5,948
TOTAL LAND VALUE - MARKET		150,000
TOTAL MARKET VALUE		345,795
SOH/AGL Deduction		75,203
ASSESSED VALUE		270,592
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		270,592
TOTAL JUST VALUE		345,795
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		297,182

PERMIT NUM	DESCRIPTION	AMT	ISSUED
0222	ADDITION	2,350	06/01/1993

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1271/1703	11/05/2004	WD	Q	I		158,000	
GRANTOR: WEILACHER DAVID R & D							
GRANTEE: PUTNAM RODGER G & K							
0933/1071	5/24/2000	WD	U	I	05	88,400	
GRANTOR: SECRETARY OF VETERANS							
GRANTEE: WEILACHER DAVID R &							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1993] W13 FSP=[YR=1993] N10 W20 S10 E20 \$ W28											
FGR=[YR=1993] W12 S26 E12 N26 \$ S26 E3 FOP=[YR=1993] S4 E16											
N4 W16 \$ E38 N26 \$.											