

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

**2025**

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

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	05	AVERAGE 70	
Exterior Wall	12	CEDAR 30	
Roof Structure	03	GABLE/HIP 100	
Roof Cover	03	COMP SHNGL 100	
Interior Wall	05	DRYWALL 100	
Interior Floor	14	CARPET 80	
Interior Floor	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
BAS	1,066	100	1993
FGR	312	55	1993
FOP	64	30	1993
FSP	200	40	1993
TOTALS	1,642		
		1,337	199,689

MARKET ADJUSTMENTS																							
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND												
0900	01	1,337	134.9088	178.08	238,093	1986	1990	0	0	16.13	83.87												
1 SNGL FAM - 0% - 0																							
Heated Area: 1066 HX Base Yr																							
<table border="1"> <thead> <tr> <th>BLD DATE</th> <th>LGL DATE</th> </tr> </thead> <tbody> <tr> <td></td> <td>05/06/2025</td> </tr> <tr> <th>XF DATE</th> <th>LAND DATE</th> </tr> <tr> <td></td> <td></td> </tr> <tr> <th>INC DATE</th> <th>AG DATE</th> </tr> <tr> <td></td> <td></td> </tr> </tbody> </table>												BLD DATE	LGL DATE		05/06/2025	XF DATE	LAND DATE			INC DATE	AG DATE		
BLD DATE	LGL DATE																						
	05/06/2025																						
XF DATE	LAND DATE																						
INC DATE	AG DATE																						

NASSAU COUNTY PROPERTY		PAGE 1 of 1	8
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 8	Tax Dist:		
BUILDING MARKET VALUE			199,689
TOTAL MARKET OB/XF VALUE			5,723
TOTAL LAND VALUE - MARKET			200,000
TOTAL MARKET VALUE			405,412
SOH/AGL Deduction			107,761
ASSESSED VALUE			297,651
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			297,651
TOTAL JUST VALUE			405,412
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			345,795

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	Q	I	05	88,400
GRANTOR: SECRETARY OF VETERANS						
GRANTEE: WEILACHER DAVID R &						

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	0810	CONCRETE A	0	0	0	0	732.00	SF	6.50	6.50	100	1986	1986	3	47	2,236	
2	0810	CONCRETE A	0	0	22	3	66.00	SF	6.50	6.50	100	1986	1986	3	47	202	
3	0810	CONCRETE A	0	0	0	0	388.00	SF	6.50	6.50	100	1994	1994	3	66	1,665	
4	0810	CONCRETE A	0	0	0	0	356.00	SF	6.50	6.50	100	1996	1996	3	70	1,620	

BUILDING NOTES											
1729 MALLARD LN, FERNANDINA BEACH											

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 \$ .											

LAND DESCRIPTION												TOTAL OB/XF												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	0		RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	200,000.00	200,000.00	200,000							