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

PUTNAM RODGER & KRISTINA M/PUTNAM PATRICIA
1735 CLINCH DRIVE
FERNANDINA BEACH, FL 32034

2026

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

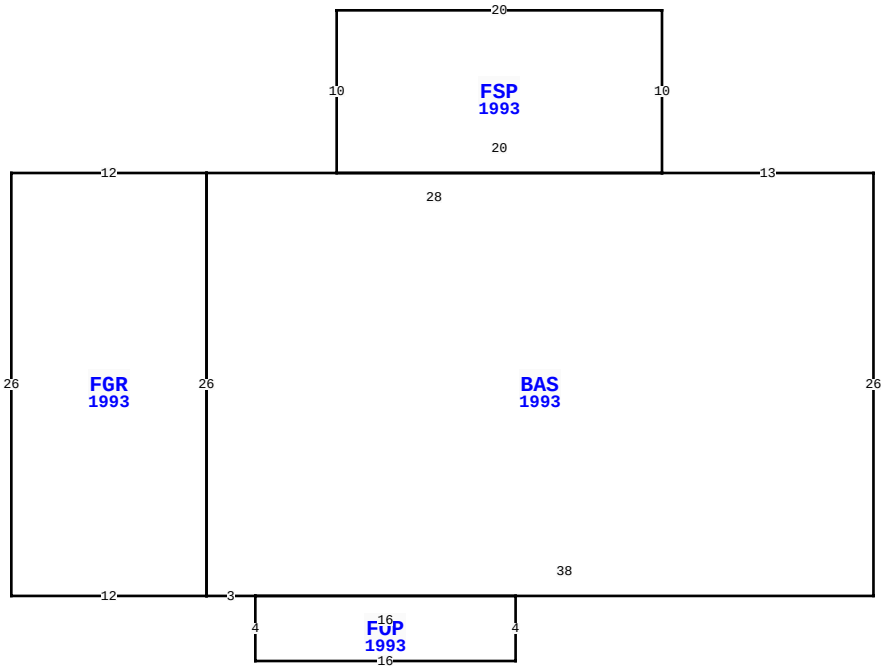
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 02
NEIGHBORHOOD/LOC 2009.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,066	100	1993	1,066	167,013
FGR	312	55	1993	172	26,947
FOP	64	30	1993	19	2,977
FSP	200	40	1993	80	12,534
TOTALS	1,642			1,337	209,472

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	187.52	250,714	1986	1990	0	0	0	16.45	83.55

1 SNGL FAM 0% - 0 Heated Area: 1066 HX Base Yr



1729 MALLARD LN, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/28/2026 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	209,472
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	205,000
TOTAL MARKET VALUE	414,472
SOH/AGL Deduction	87,056
ASSESSED VALUE	327,416
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	327,416
TOTAL JUST VALUE	414,472
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	405,412

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 &						

BUILDING NOTES

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 $.

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	RES	0		RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	205,000.00	205,000.00	205,000							

REVIEW DATE 01/31/2024 BY KBA Total Acres: 0.00 Total Land Value: 205,000 Market: 0 Agricultural: 0 Common: 205,000 PRINTED 07/09/2026 BY SYS