

TRACT D
IN OR 2207/339
ESMT IN OR 325/35

PRICE RONALD F & DEBORAH L
1267 MARIAN DRIVE
FERNANDINA BEACH, FL 32034

2023

00-00-30-0265-000D-0000



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY												
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1												
Exterior Wall	19	COMMON BRK 100	0900	01	5,613	108.4140	128.74	722,618	1978	1989	0	0	26.50	73.50	VALUATION BY STANDARD												
Roof Structur	03	GABLE/HIP 100	1 SNGL FAM - 100% - 2020													Heated Area: 5007											
Roof Cover	03	COMP SHNGL 100														HX Base Yr 2020											
Interior Wall	05	DRYWALL 80																									
Interior Wall	04	PLYWOOD 20																									
Interior Floo	12	HARDWOOD 90																									
Interior Floo	11	CLAY TILE 10																									
Air Condition	03	CENTRAL 100																									
Heating Type	04	AIR DUCTED 100																									
Bedrooms	4	100																									
Bathrooms	5	100																									
Frame	02	WOOD FRAME 100																									
Stories	2.	2. 100																									
Units	0	100																									
BUD8 Adjustme	05	DIST 1A 100																									
Occupancy	00	NONE 100																									
Quality	01	Quality Level 01																									
DOR CODE	0100	SINGLE FAMILY																									
MAP NUM	MKT AREA		03																								
NEIGHBORHOOD/LOC	3027.00																										
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																							
BAS	3,034	100	3,034	287,089																							
BAS	64	100	64	6,056																							
BAS	622	100	622	58,856																							
FGR	566	55	311	29,428																							
FOP	686	30	206	19,492																							
FOP	164	30	49	4,636																							
FUS	1,287	100	1,287	121,781																							
UOP	198	20	40	3,785																							
TOTALS	6,621		5,613	531,124																							
EXTRA FEATURES					1267 MARIAN DR, FERNANDINA BEACH																						
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	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1980	1980	3	49	1,715												
3	0861	POOL GUNIT	0 100	0	0	714.00	SF	85.00	85.00	100	1980	1980	3	20	12,138												
6	0803	ASPHALT C	0 100	0	0	3,564.00	SF	2.00	2.00	100	1990	1990	3	50	3,564												
7	0300	BOAT DCK W	0 100	0	0	1,210.00	SF	40.00	40.00	100	1978	1978	3	20	9,680												
9	0845	KOOL DECK	0 100	0	0	1,122.00	SF	7.25	7.25	100	1978	1978	3	30	2,440												
10	0940	SHEDS/PORT	0 100	9	10	90.00	SF	30.00	30.00	100	1990	1990	3	20	540												
13	0858	SCULP CONC	0 100	0	0	320.00	SF	13.00	13.00	100	2004	2004	3	96	3,994												
14	0681	POLE SHED	0 100	15	8	120.00	SF	15.00	15.00	100	2007	2007	3	52	936												
15	0322	BOAT LFT L	0 100	0	0	1.00	UT	1,500.00	1,500.00	100	2005	2005	3	27	405												
16	0830	FLAGSTONE	0 100	33	6	198.00	SF	12.00	12.00	100	2005	2005	3	87	2,067												
LAND DESCRIPTION					TOTAL OB/XF 37,479																						
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	000132	C	SFR RIVER	100		RS-1	160.00	280.00	160.00	FF		1.00	1.00	0.60	7,000.00	4,200.00	672,000										
REVIEW DATE 03/26/2018 BY DJ Total Acres: 0.00 Total Land Value: 672,000 Market: 0 Agricultural: 0 Common: 672,000 PRINTED 08/02/2023 BY SYS																											