

TRACT E OF GORDIE SUB UNR
& PT J PELOT
GRANT SEC 11-2N-28E

IRBY JAMES H & MELLANY/LANE MELLANY R
1337 MARIAN DR
FERNANDINA BEACH, FL 32034

2023

00-00-30-0265-000E-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	12	HARDWOOD 50
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

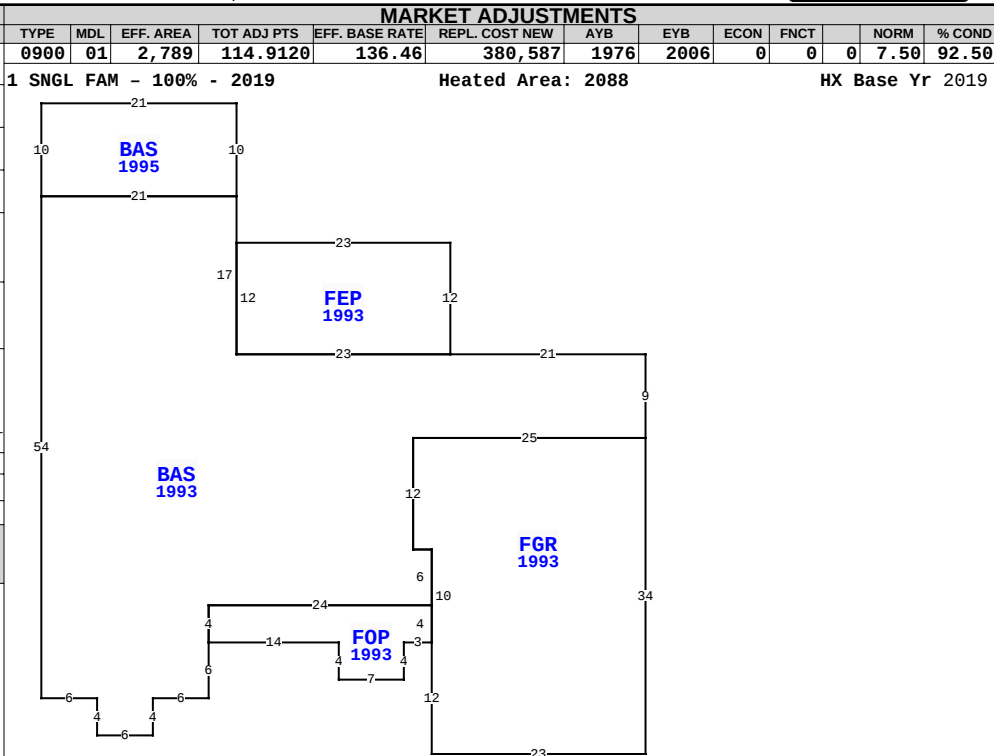
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 03
NEIGHBORHOOD/LOC	3027.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,878	100	1,878	237,052
BAS	210	100	210	26,508
FEP	276	80	221	27,896
FGR	806	55	443	55,918
FOP	124	30	37	4,670

TOTALS	3,294		2,789	352,043
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
3	0803	ASPHALT C	0 100	0	0	2,247.00	SF	2.00	2.00
4	0940	SHEDS/PORT	0 100	10	8	80.00	SF	30.00	30.00
5	0680	POLE SHED	0 100	16	4	64.00	SF	10.00	10.00
6	0940	SHEDS/PORT	0 100	15	8	120.00	SF	30.00	30.00
7	0810	CONCRETE A	0 100	0	0	236.00	SF	6.50	6.50
8	0810	CONCRETE A	0 100	0	0	348.00	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
1	000100	C	SFR	100		RS-1	0.00	0.00	1.00
2	000000	C	VAC RES	100		ILW	0.00	0.00	1.00



1337 MARIAN DR, FERNANDINA BEACH

BLD DATE
XF DATE
INC DATE

LGL DATE
LAND DATE
AG DATE

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
3	0803	ASPHALT C	0 100	0	0	2,247.00	SF	2.00	2.00	100	1976	1976	3	50	2,247	
4	0940	SHEDS/PORT	0 100	10	8	80.00	SF	30.00	30.00	100	1976	1976	3	20	480	
5	0680	POLE SHED	0 100	16	4	64.00	SF	10.00	10.00	100	1995	1995	3	24	154	
6	0940	SHEDS/PORT	0 100	15	8	120.00	SF	30.00	30.00	100	1995	1995	3	20	720	
7	0810	CONCRETE A	0 100	0	0	236.00	SF	6.50	6.50	100	1995	1995	3	72	1,104	
8	0810	CONCRETE A	0 100	0	0	348.00	SF	6.50	6.50	100	1995	1995	3	72	1,629	

TOTAL OB/XF										6,334						
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
1	000100	C	SFR	100		RS-1	0.00	0.00	1.00	LT		1.00	1.00	1.20	250,000.00	300,000.00
2	000000	C	VAC RES	100		ILW	0.00	0.00	1.00	UT		1.00	1.00	1.00	1,500.00	1,500.00

NASSAU COUNTY PROPERTY		PAGE 1 of 1	8
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 8		Tax Dist:	
BUILDING MARKET VALUE		352,043	
TOTAL MARKET OB/XF VALUE		6,334	
TOTAL LAND VALUE - MARKET		301,500	
TOTAL MARKET VALUE		659,877	
SOH/AGL Deduction		300,349	
ASSESSED VALUE		359,528	
TOTAL EXEMPTION VALUE		HX HB 50,000	
BASE TAXABLE VALUE		309,528	
TOTAL JUST VALUE		659,877	
NCON VALUE		3,096	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		570,533	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1529797	ADDITION	13,900	01/01/2015
B25124	ADDITION	110,000	09/01/2011
B9502281	ADDITION	3,990	10/01/1995
B950396	REPAIR/RRF	4,800	10/01/1995
B9502124	ADDITION	10,000	07/01/1995

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2204/0512	6/15/2018	WD	Q	I	02	450,000

GRANTOR: THOMAS RALPH & JANET
GRANTEE: IRBY JAMES H & MELL
1761/1304 10/19/2011 QC U I 11 100
GRANTOR: CITY OF FERNANDINA BE
GRANTEE: THOMAS RALPH & JANE

BUILDING NOTES									
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BUILDING DIMENSIONS
BAS=[YR=1993] W21 FEP=[YR=1993] N12 W23 S12 E23\$ W23 N17
BAS=[YR=1995] N10 W21 S10 E21\$ W21 S54 E6 S4 E6 N4 E6 N6
FOP=[YR=1993] E14 S4 E7 N4 E3 FGR=[YR=1993] S12 E23 N34 W25
S12 E2 S10\$ N4 W24 S4\$ N4 E24 N6 W2 N12 E25 N9\$.