

PT TRACT E OF GORDIE SUB UNR &
PT J PELOT GRANT SEC 11-2N-28E
IN OR 2219/1220

LANE MELLANY RAE
1341 MARIAN DRIVE
FERNANDINA BEACH, FL 32034

2023

00-00-30-0265-000E-0010



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	13	LVT/LAMMT 90
Interior Floor	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

Quality 06 Quality Level 06

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	2,041	100	2,041	291,652
FGR	624	55	343	49,014
FOP	60	30	18	2,572
FOP	108	30	32	4,573
FSP	437	40	175	25,007

TOTALS 3,270 2,609 372,817

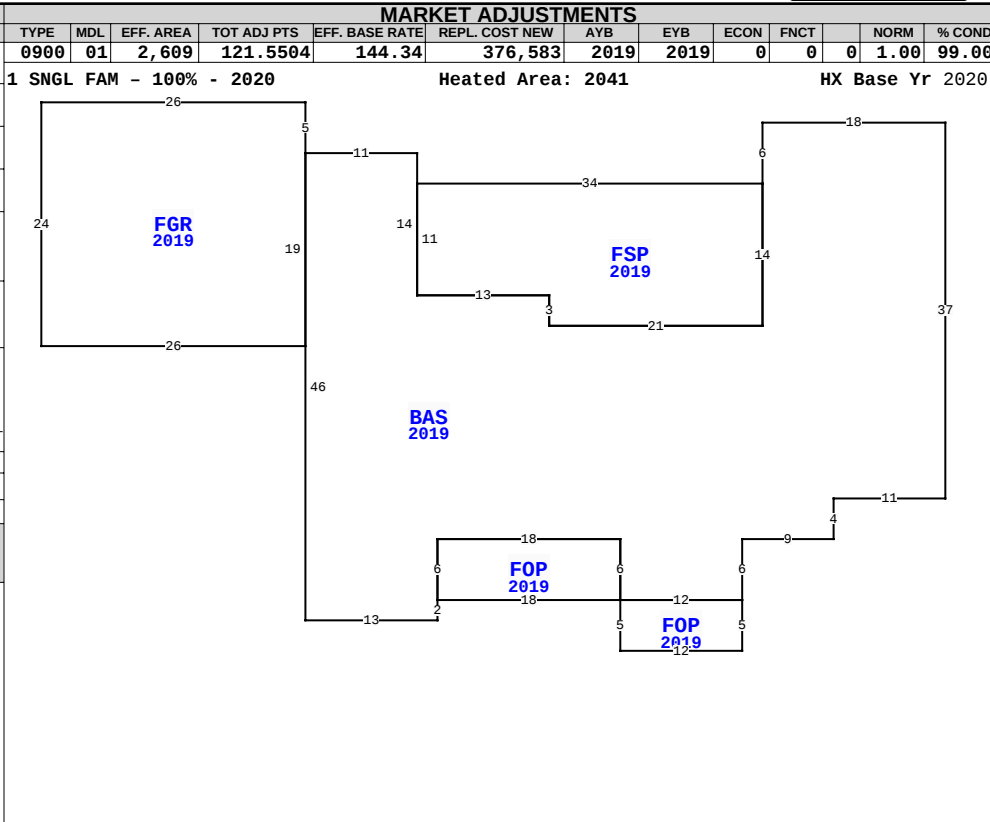
EXTRA FEATURES

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	0812	CONCRETE C	0 100	0	0	1,320.00	SF	4.00	4.00	100	2019	2019	3	99	5,227	
2	0810	CONCRETE A	0 100	0	0	168.00	SF	6.50	6.50	100	2019	2019	3	99	1,081	
3	0810	CONCRETE A	0 100	0	0	441.00	SF	6.50	6.50	100	2019	2019	3	99	2,838	

LAND DESCRIPTION

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	SFR	100			0.00	0.00	1.00	LT		1.00	1.00	1.00	250,000.00	250,000.00	250,000							

REVIEW DATE 10/02/2019 BY DJ



1341 MARIAN DR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,609	121.5504	144.34	376,583	2019	2019	0	0	1.00	99.00

NASSAU COUNTY PROPERTY										PAGE 1 of 1									
VALUATION SUMMARY										STANDARD									
VALUATION BY										Tax Group: 8									
BUILDING MARKET VALUE										Tax Dist:									
TOTAL MARKET OB/XF VALUE										372,817									
TOTAL LAND VALUE - MARKET										250,000									
TOTAL MARKET VALUE										631,963									
SOH/AGL Deduction										162,623									
ASSESSED VALUE										469,340									
TOTAL EXEMPTION VALUE										HX HB 50,000									
BASE TAXABLE VALUE										419,340									
TOTAL JUST VALUE										631,963									
NCON VALUE										0									
INCOME VALUE																			
PREVIOUS YEAR MKT VALUE										538,517									

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
2219/1220	8/24/2018	WD	U	V	11	100			

GRANTOR: IRBY JAMES J & MELLAN
GRANTEE: LANE MELLANY RAE

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W18 S6 FSP=[YR=2019] W34 S11 E13 S3 E21 N14\$
S14 W21 N3 W13 N14 W11 FGR=[YR=2019] N5 W26 S24 E26 N19\$ S46
E13 N2 FOP=[YR=2019] E18 N6 W18 S6\$ N6 E18 S6 FOP=[YR=2019]
S5 E12 N5 W12\$ E12 N6 E9 N4 E11 N37\$.

Market: 0 Agricultural: 0 Common: 250,000 PRINTED 08/02/2023 BY SYS