

TRACT J
IN OR 1532/1760
GORDIE SUB UNR

RITCHIE STEPHEN S
1348 MARIAN DRIVE
FERNANDINA BEACH, FL 32034

2023

00-00-30-0265-000J-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
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	02	Quality Level 02
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	2,003	100	2,003	169,234
BAS	96	100	96	8,111
FGR	705	55	388	32,782
FOP	28	30	8	676
PTO	96	5	5	423
TOTALS	2,928		2,500	211,226

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1979
2	0810	CONCRETE A	0 100	0	0	153.00	SF	6.50	6.50	100	1979
3	0811	CONCRETE B	0 100	0	0	667.00	SF	5.20	5.20	100	2012

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	SFR	100		RS-1	0.00	0.00	1.00	LT	1.00

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,500	101.1408	120.10	300,250	1979	1979	0	0	29.65	70.35
1 SNGL FAM - 100% - 1980 Heated Area: 2099 HX Base Yr 1980											
1348 MARIAN DR, FERNANDINA BEACH											
BLD DATE 03/03/2023 NW LGL DATE XF DATE INC DATE LAND DATE AG DATE											

NASSAU COUNTY PROPERTY											
VALUATION SUMMARY											
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VALUATION BY						STANDARD					
Tax Group: 8						Tax Dist:					
BUILDING MARKET VALUE						211,226					
TOTAL MARKET OB/XF VALUE						5,211					
TOTAL LAND VALUE - MARKET						250,000					
TOTAL MARKET VALUE						466,437					
SOH/AGL Deduction						280,761					
ASSESSED VALUE						185,736					
TOTAL EXEMPTION VALUE						55,000					
BASE TAXABLE VALUE						130,736					
TOTAL JUST VALUE						466,437					
NCON VALUE						0					
INCOME VALUE											
PREVIOUS YEAR MKT VALUE						414,057					

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1225815	REPL DRIVE	2,200	03/01/2012
B1225815	REPL DRIVE	0	03/01/2012
B0310651	REMODEL	6,270	01/01/2003
B950324	REPAIR/RRF	3,795	04/01/1995

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1532/1760	10/29/2007	WD	U	I	01	100	
GRANTOR: RITCHIE STEPHEN S TRU							
GRANTEE: RITCHIE STEPHEN S							
0777/1902	11/27/1996	WD	U	I	01	100	
GRANTOR: RITCHIE JOYCE W & STE							
GRANTEE: RITCHIE JOYCE W TRU							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1993] W27 PTO=[YR=1993] N8 W12 BAS=[YR=2004] W12 S8 E12 N8\$ S8 E12\$ W24 N8 W20 S39 E26 FOP=[YR=1993] E6 N4 W2 N1 W4 S5\$ N5 E4 S1 E2 D2 R2 E7 U2 R2 E16 FGR=[YR=1993] S4 E27N31 W15 S11 W12S16 \$ N16 E12 N11\$.											