

TRACT K
IN OR 1946/1431
GORDIE SUB UNR

CARVER JOHN A & MARIA LUISA
1354 MARIAN DRIVE
FERNANDINA BEACH, FL 32034

2023

00-00-30-0265-000K-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 80
Exterior Wall	12	CEDAR 20
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 80
Interior Floor	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	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	03
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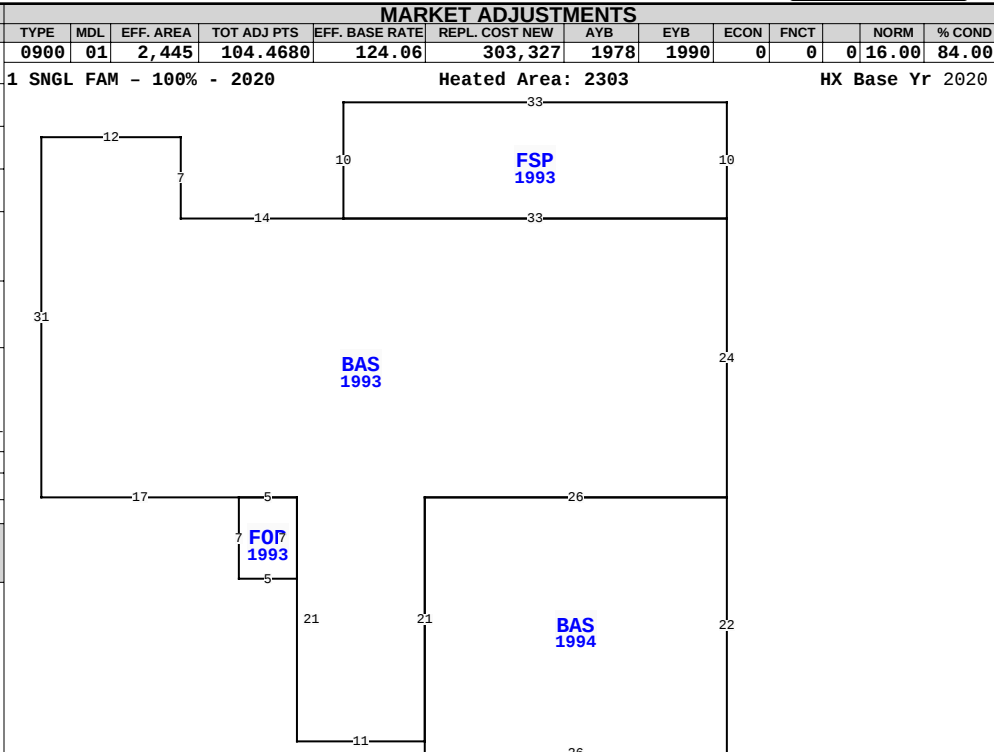
NEIGHBORHOOD/LOC	3027.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,731	100	1,731	180,388
BAS	572	100	572	59,608
FOP	35	30	10	1,042
FSP	330	40	132	13,756

TOTALS	2,668		2,445	254,795
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	
3	0510	GARAGE WD-	0	100	26	30	780.00	SF	35.00	35.00	
4	0810	CONCRETE A	0	100	17	4	68.00	SF	6.50	6.50	
5	0810	CONCRETE A	0	100	0	0	379.00	SF	6.50	6.50	
6	0810	CONCRETE A	0	100	0	0	186.00	SF	6.50	6.50	
7	0811	CONCRETE B	0	100	0	0	902.00	SF	5.20	5.20	

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



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

1354 MARIAN DR, FERNANDINA BEACH											
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TOTAL OB/XF											
13,233											

NASSAU COUNTY PROPERTY											
PAGE 1 of 1											
VALUATION SUMMARY											
STANDARD											
VALUATION BY											
Tax Group: 8											
Tax Dist:											
BUILDING MARKET VALUE											
254,795											
TOTAL MARKET OB/XF VALUE											
13,233											
TOTAL LAND VALUE - MARKET											
250,000											
TOTAL MARKET VALUE											
518,028											
SOH/AGL Deduction											
139,109											
ASSESSED VALUE											
378,919											
TOTAL EXEMPTION VALUE											
HX HB											
50,000											
BASE TAXABLE VALUE											
328,919											
TOTAL JUST VALUE											
518,028											
NCON VALUE											
0											
INCOME VALUE											
PREVIOUS YEAR MKT VALUE											
450,930											

PERMIT NUM	DESCRIPTION	AMT	ISSUED
0184	REMODEL	700	08/01/1993
0360	REMODEL	8,300	07/01/1993
0272	GARAGE	14,710	06/01/1993
8227	REPAIR/RRF	4,000	07/06/1992
BP 3907	N/A	6,915	02/26/1987

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1946/1431	11/07/2014	WD	Q	I	01	320,000	
GRANTOR:GRUBBS KERRY S & KIM							
GRANTEE:CARVER JOHN A & MAR							
0655/0841	4/24/1992	WD	Q	I		109,500	
GRANTOR:HUNT JAMES &PATRICIA							
GRANTEE:GRUBBS KERRY & KIM							

BUILDING NOTES											
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BUILDING DIMENSIONS											
FSP=[YR=1993] W33 S10 BAS=[YR=1993] W14 N7 W12 S31E17											
FOP=[YR=1993] S7 E5 N7 W5 \$ E5 S21 E11 BAS=[YR=1994] S1 E26											
N22 W26 S21\$ N21 E26 N24 W33\$ E33 N10\$.											