

TRACT L
IN OR 263/144 & OR 646/36
GORDIE SUB UNR

GRAY ROY T & CYNTHIA F
1362 MARIAN DRIVE
FERNANDINA BEACH, FL 32034

2023

00-00-30-0265-000L-0000



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	20 FACE BRICK 80
Exterior Wall	12 CEDAR 20
Roof Structure	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 90
Interior Wall	08 DECORATIVE 10
Interior Floor	11 CLAY TILE 50
Interior Floor	14 CARPET 50
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	4 100
Bathrooms	3.5 100
Frame	02 WOOD FRAME 100
Stories	2. 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
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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	1,600	100	1,600	150,976
BAS	596	100	596	56,239
FGR	480	55	264	24,911
FOP	126	30	38	3,585
FST	96	55	53	5,001
FUS	1,296	100	1,296	122,291
SFB	108	80	86	8,115
UOP	66	20	13	1,227

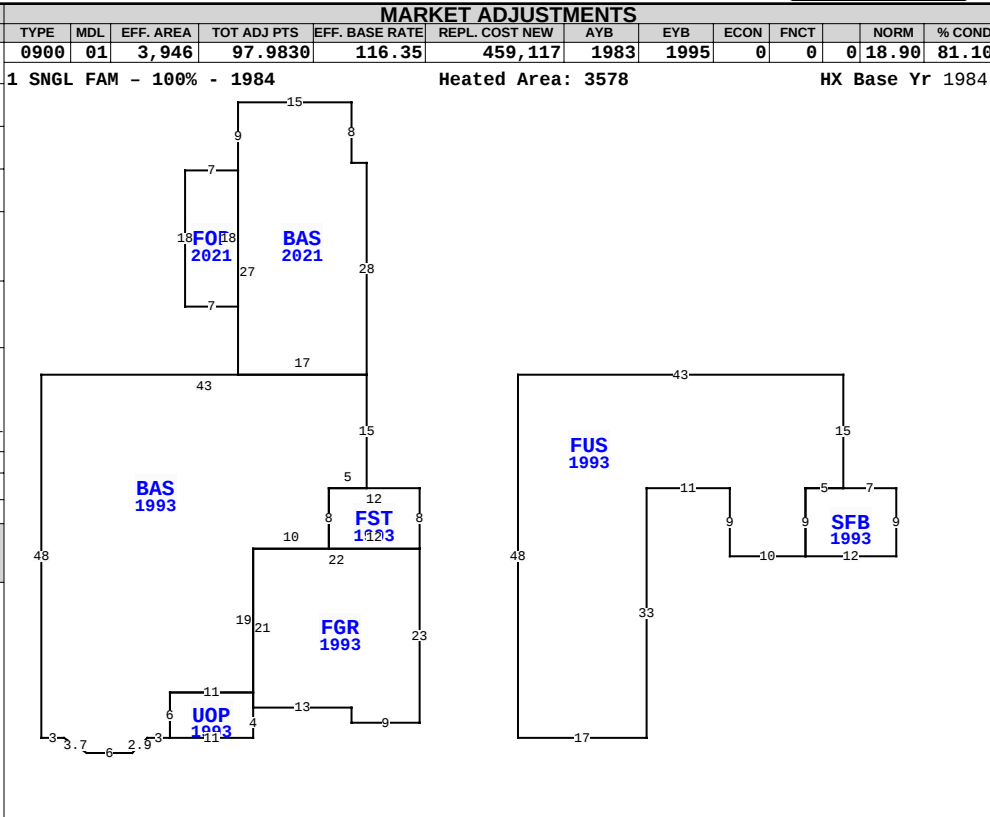
TOTALS	4,368	3,946	372,344
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EXTRA FEATURES

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	0810	CONCRETE A	0 100	0	0	498.00	SF	6.50	6.50	100	1983	1983	3	44	1,424	
2	0820	WOOD WALK	0 100	0	0	142.00	SF	11.75	11.75	100	1987	1987	3	40	667	
3	0810	CONCRETE A	0 100	0	0	24.00	SF	6.50	6.50	100	1983	1983	3	44	69	
4	0812	CONCRETE C	0 100	0	0	2,314.00	SF	4.00	4.00	100	1987	1987	3	54.5	5,045	
5	0855	CONC PAVER	0 100	0	0	623.00	SF	7.00	7.00	100	2000	2000	3	80	3,489	
6	0861	POOL GUNIT	0 100	0	0	721.00	SF	85.00	85.00	100	1987	1987	3	20	12,257	
7	0858	SCULP CONC	0 100	51	3	153.00	SF	13.00	13.00	100	1987	1987	3	84	1,671	

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		RS-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	250,000.00	250,000.00	250,000							



1362 MARIAN DR, FERNANDINA BEACH

BLD DATE	03/03/2023	NW	LGL DATE	
XF DATE			LAND DATE	
INC DATE			AG DATE	

BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE
03/03/2023					

NASSAU COUNTY PROPERTY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		372,344
TOTAL MARKET OB/XF VALUE		24,622
TOTAL LAND VALUE - MARKET		250,000
TOTAL MARKET VALUE		646,966
SOH/AGL Deduction		297,188
ASSESSED VALUE		349,778
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		299,778
TOTAL JUST VALUE		646,966
NCON VALUE		75,294
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		514,359

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20212909	ADDITION	0	04/01/2021
B950316	REPAIR/RRF	2,600	04/01/1995

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
0646/0036	1/08/1992	QC U	I	10	

GRANTOR: CITY OF FDNA BEACH
GRANTEE: GRAY ROY & CYNTHIA
0263/0144 4/01/1978 WD Q V 13,000
GRANTOR:
GRANTEE:

BUILDING NOTES

BUILDING DIMENSIONS	
BAS=[YR=2021] N28 W2 N8 W15 S9 FOP=[YR=2021] W7 S18 E7 N18\$ S27 E17 \$ BAS=[YR=1993] W43 S48 E3 D2 R3 E6 U2 R2 E3 UOP=[YR=1993] E11 N4 FGR=[YR=1993] E13 S2 E9 N23 FST=[YR=1993] N8W12 S8 E12\$ W22 S21\$ N2 W11 S6\$ N6 E11 N19E10 N8 E5 N15\$ PTR= E20 FUS=[YR=1993] E43 S15 SFB=[YR=1993] E7 S9 W12 N9 E5\$ W5 S9 W10 N9 W11 S33 W17 N48\$ W20\$.	