TRACT N
IN OR 2446/285
GORDIE SUB UNR

GILCHRIST ANTHONY G & ANNE D
88006 MARSH LAKES CT
FERNANDINA BEACH, FL 32034-2706

2023

00-00-30-0265-000N-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

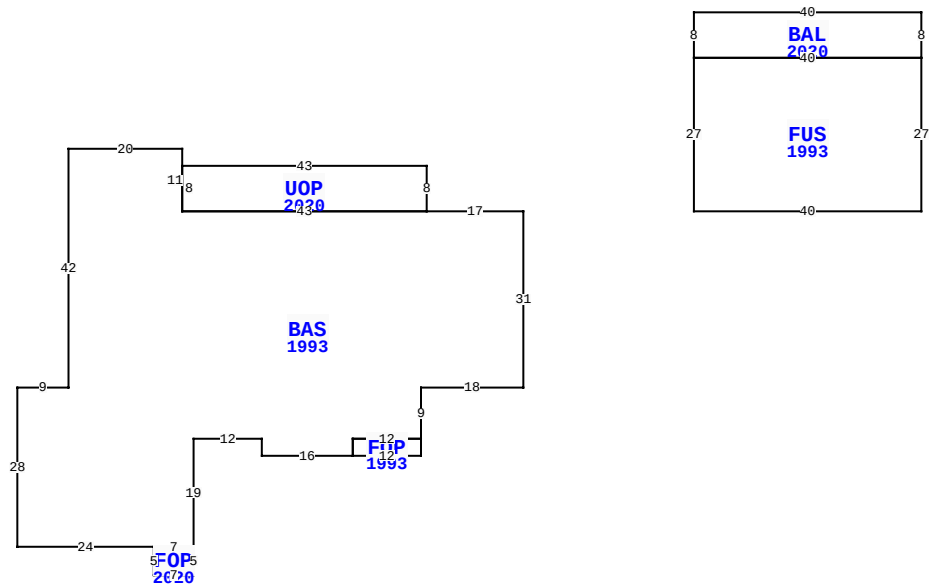
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	12	HARDWOOD 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		6 100
Bathrooms		8 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	05	DIST 1A 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
BAL	320	15	48	6,270
BAS	3,976	100	3,976	519,366
FOP	36	30	11	1,436
FOP	35	30	10	1,307
FUS	1,080	100	1,080	141,075
UOP	344	20	69	9,014
TOTALS	5,791		5,194	678,467

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	5,194	122.9062	145.95	758,064	1981	2000	0	0	0	10.50	89.50

1 SNGL FAM – 0% - 0 Heated Area: 5056 HX Base Yr



1378 MARIAN DR, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	678,467
TOTAL MARKET OB/XF VALUE	57,248
TOTAL LAND VALUE - MARKET	312,500
TOTAL MARKET VALUE	1,048,215
SOH/AGL Deduction	88,401
ASSESSED VALUE	959,814
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	959,814
TOTAL JUST VALUE	1,048,215
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	872,558

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20000454	REMODEL	228,000	01/16/2020
R035649	REPAIR/RRF	2,600	12/01/2003
M015085	H/AC	0	06/01/2001
B018276	ADDITION	0	05/01/2001
8565	REPAIR/RRF	6,600	12/25/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2446/0285	3/22/2021	WD	Q	I	02	950,000
GRANTOR: 4 XEN LLC						
GRANTEE: GILCHRIST ANTHONY G						
2273/1356	5/02/2019	SW	U	I	12	285,000
GRANTOR: TRUMAN 2013 SC3 TITLE						
GRANTEE: 4 XEN LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W17 UOP=[YR=2020] N8 W43 S8 E43 $ W43 N11 W20 S42 W9 S28 E24 FOP=[YR=2020] S5 E7 N5 W7 $ E7 N19 E12 S3 E16 FOP=[YR=1993] E12 N3 W12 S3 $ N3 E12 N9 E18 N31$ PTR= E30 FUS=[YR=1993] N27 BAL=[YR=2020] N8 E40 S8 W40 $ E40 S27 W40 $ W30 $.

EXTRA FEATURES

LN	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	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	1981	1981	3	51.5	1,030	
3	0861	POOL GUNIT	0	0	0	0	445.00	SF	85.00	85.00	100	2020	2020	3	95	35,934	
4	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	1981	1981	3	51.5	1,030	
5	0830	FLAGSTONE	0	0	0	0	80.00	SF	12.00	12.00	100	1981	1981	3	38	365	
6	1242	WD DECK A	0	0	0	0	781.00	SF	10.00	10.00	100	1981	1981	3	20	1,562	
7	0845	KOOL DECK	0	0	0	0	480.00	SF	7.25	7.25	100	2000	2000	3	80	2,784	
8	0940	SHEDS/PORT	0	0	8	6	48.00	SF	30.00	30.00	100	2000	2000	3	20	288	
9	1242	WD DECK A	0	0	0	0	243.00	SF	10.00	10.00	100	2004	2004	3	24	583	
10	0855	CONC PAVER	0	0	0	0	1,381.00	SF	10.00	10.00	100	2020	2020	3	99	13,672	

LAND DESCRIPTION

TOTAL OB/XF 57,248

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH 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	0		RS-1	0.00	0.00	1.00	LT		1.00	1.00	1.25	250,000.00	312,500.00	312,500							

REVIEW DATE 01/26/2015 BY DJ Total Acres: 0.00 Total Land Value: 312,500 Market: 0 Agricultural: 0 Common: 312,500 PRINTED 08/02/2023 BY SYS