

CHANDLER JOAN E/VONK RICHARD C
1365 MARIAN DRIVE
FERNANDINA BEACH, FL 32034

00-00-30-0265-0000-0010



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY											
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 2											
ELEMENT	CD									TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND										
Exterior Wall	10	ABOVE AVG 100								0900	01	3,056	102.7640	122.03	372,924	1981	1990		0	0	0	15.00	85.00								
Roof Structur	03	GABLE/HIP 100								1 SNGL FAM - 100% - 2013														Heated Area: 2686							
Roof Cover	12	MODULAR MT 100																						HX Base Yr 2013							
Interior Wall	05	DRYWALL 90																													
Interior Wall	08	DECORATIVE 10																													
Interior Floo	14	CARPET 60																													
Interior Floo	11	CLAY TILE 40																													
Air Condition	03	CENTRAL 100																													
Heating Type	04	AIR DUCTED 100																													
Bedrooms		3 100																													
Bathrooms		2 100																													
Frame	02	WOOD FRAME 100																													
Stories		2. 100																													
Units		0 100																													
BUD8 Adjustme	04	DIST 01 100																													
Occupancy	00	NONE 100																													
Quality		03 Quality Level 03																													
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	1,068	100	1,068	110,779																											
BAS	32	100	32	3,319																											
BAS	500	100	500	51,863																											
DCK	136	10	14	1,452																											
FEP	252	80	202	20,953																											
FOP	35	30	10	1,037																											
FOP	54	30	16	1,659																											
FOP	180	30	54	5,602																											
FUS	986	100	986	102,274																											
FUS	100	100	100	10,373																											
TOTALS		3,715				3,056		316,985																							
EXTRA FEATURES										1365 MARIAN DR, FERNANDINA BEACH																					
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	0811	CONCRETE B	0	100	0	0	384.00	SF	5.20	5.20	100	1981	1981	3	38	759															
2	0525	GAZEBO	0	100	8	8	1.00	UT	5,000.00	5,000.00	100	1986	1986	3	20	1,000															
3	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1981	1981	3	51.5	1,030															
4	0510	GARAGE WD-	0	100	26	18	468.00	SF	35.00	35.00	100	1981	1981	3	20	3,276															
5	0681	POLE SHED	0	100	18	4	72.00	SF	15.00	15.00	100	1989	1989	3	20	216															
7	0940	SHEDS/PORT	0	100	10	10	100.00	SF	20.10	20.10	100	1989	1989	3	20	402															
9	0858	SCULP CONC	0	100	0	0	252.00	SF	13.00	13.00	100	2012	2012	3	98	3,210															
12	0811	CONCRETE B	0	100	0	0	1,821.00	SF	5.20	5.20	100	2012	2012	3	94	8,901															
13	0510	GARAGE WD-	0	100	20	20	400.00	SF	35.00	35.00	100	2012	2012	3	71	9,940															
14	0350	CARPORT WD	0	100	20	18	360.00	SF	13.00	13.00	100	2012	2012	3	60	2,808															
LAND DESCRIPTION										TOTAL OB/XF										31,542											
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														

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