LOTS 31 & 32 26RP41
IN OR 1608/1491 CASE #09-CP-23
MARLIN PARK SUB PB 3/14

HADDOCK PATRICIA A
134 OCEAN RIDGE DRIVE
FERNANDINA BEACH, FL 32034

2023

00-00-30-0380-0031-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

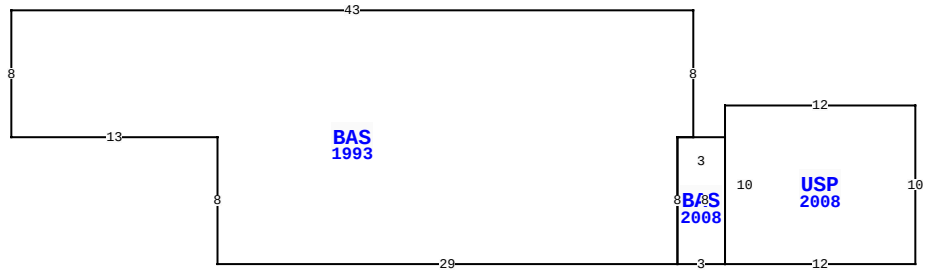
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	08	SHT VINYL 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	2001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	576	100	576	12,827
BAS	24	100	24	535
USP	120	50	60	1,336
TOTALS	720		660	14,698

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	660	114.2000	74.23	48,992	1958	1958	0	0	0	70.00	30.00

1 M/H 93- – 0% - 0 Heated Area: 600 HX Base Yr



756 WALL ST, 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	14,698
TOTAL MARKET OB/XF VALUE	4,424
TOTAL LAND VALUE - MARKET	120,000
TOTAL MARKET VALUE	139,122
SOH/AGL Deduction	56,835
ASSESSED VALUE	82,287
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	82,287
TOTAL JUST VALUE	139,122
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	136,417

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1027/0236	12/27/2001	QC	U	I	06	100
GRANTOR: HOLLOWAY JOYCE & PATR						
GRANTEE: MARCUM JUANITA K						
0884/1862	5/27/1999	DG	U	I	09	100
GRANTOR: MARCUM JUANITA K						
GRANTEE: MARCUM JUANITA & J						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W43 S8 E13 S8 E29 BAS=[YR=2008] E3
USP=[YR=2008] E12 N10 W12 S10$ N8 W3 S8$ N8 E1 N8$.

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
3	1242	WD DECK A	0	0	4	4	16.00	SF	10.00	10.00	100	1990	1990	3	20	32	
4	0810	CONCRETE A	0	0	0	0	614.00	SF	6.50	6.50	100	2000	2000	3	80	3,193	
5	0351	CARPORT MT	0	0	20	20	400.00	SF	10.00	10.00	100	2000	2000	3	20	800	
6	0351	CARPORT MT	0	0	26	13	338.00	SF	5.90	5.90	100	2000	2000	3	20	399	

LAND DESCRIPTION

TOTAL OB/XF 4,424

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	000102	C	SFR/MH	0		RS-2	100.00	100.00	100.00	FF		1.00	1.00	1.00	1,200.00	1,200.00	120,000							

REVIEW DATE 01/23/2019 BY DJA Total Acres: 0.00 Total Land Value: 120,000 Market: 0 Agricultural: 0 Common: 120,000 PRINTED 08/02/2023 BY SYS