LOT 13
IN OR 724/676
OAK CREST PB 5/135

BRASIER DALLAS A
2078 MARLIN CT
FERNANDINA BEACH, FL 32034

2023

00-00-30-0410-0013-0000

BUILDING CHARACTERISTICS

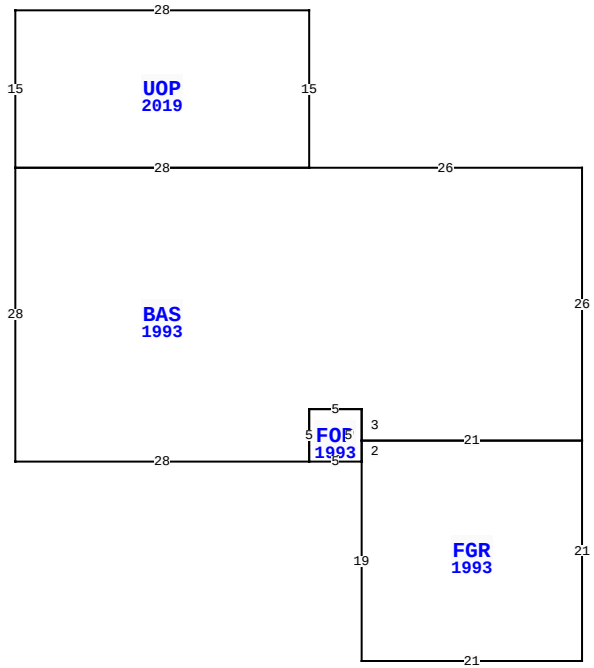
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 80
Exterior Wall	12	CEDAR 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	12	HARDWOOD 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		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	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	2008.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,445	100	1,445	190,253
FGR	441	55	243	31,994
FOP	25	30	8	1,053
UOP	420	20	84	11,059
TOTALS	2,331		1,780	234,360

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,780	127.8800	151.86	270,311	1987	1995	0	0	0	13.30	86.70

1 SNGL FAM – 100% - 1996 Heated Area: 1445 HX Base Yr 1996



2078 MARLIN CT, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 8

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		234,360
TOTAL MARKET OB/XF VALUE		47,773
TOTAL LAND VALUE - MARKET		115,000
TOTAL MARKET VALUE		397,133
SOH/AGL Deduction		242,625
ASSESSED VALUE		154,508
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		104,508
TOTAL JUST VALUE		397,133
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		395,598

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1911128	SWIM POOL	30,000	10/23/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0724/0676	2/22/1995	WD	Q	I		70,000
GRANTOR: AULL STEVEN W & LISA						
GRANTEE: BRASIER DALLAS A						
0543/0034	5/12/1988	WD	Q	I		78,900
GRANTOR: JOHUBOKE INC						
GRANTEE: AULL STEVEN & LISA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W26 UOP=[YR=2019] N15 W28 S15 E28 $ W28 S28 E28
FOP=[YR=1993] E5 FGR=[YR=1993] S19 E21 N21 W21 S2$ N5 W5 S5
$ N5 E5 S3 E21 N26 $.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1987	1987	3	64	2,240	
2	0855	CONC PAVER	0	100	0	0	1,044.00	SF	10.00	10.00	100	2019	2019	3	99	10,336	
3	0855	CONC PAVER	0	100	26	3	78.00	SF	10.00	10.00	100	2019	2019	3	99	772	
4	0861	POOL GUNIT	0	100	0	0	300.00	SF	85.00	85.00	100	2019	2019	3	93	23,715	
5	0855	CONC PAVER	0	100	0	0	900.00	SF	10.00	10.00	100	2019	2019	3	99	8,910	
6	0871	POOL HTR R	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2019	2019	3	90	1,800	

LAND DESCRIPTION

TOTAL OB/XF 47,773

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	100		RG-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	115,000.00	115,000.00	115,000							

REVIEW DATE 01/09/2020 BY DJ Total Acres: 0.00 Total Land Value: 115,000 Market: 0 Agricultural: 0 Common: 115,000 PRINTED 08/02/2023 BY SYS