LOT 16
IN OR 1344/1187
OAK CREST PB 5/135

MANOEL CARLA A/MEAD DANIEL M
PO BOX 584
DEL MAR, CA 92014

2023

00-00-30-0410-0016-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

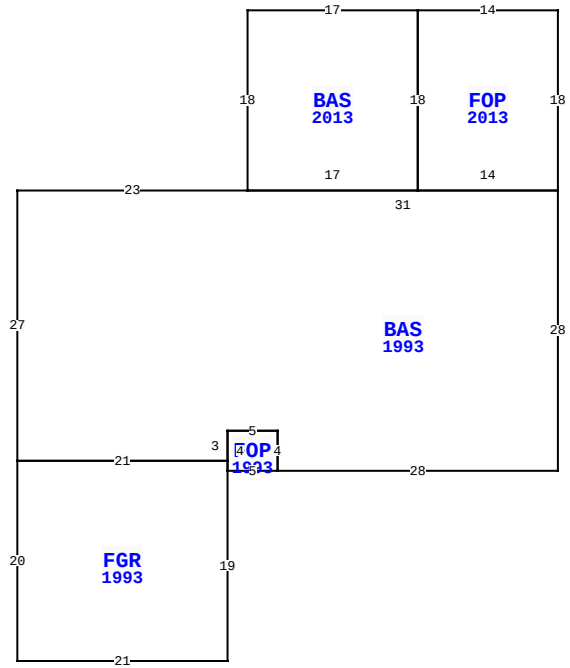
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 90
Exterior Wall	12	CEDAR 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,471	100	1,471	182,901
BAS	306	100	306	38,048
FGR	420	55	231	28,722
FOP	20	30	6	746
FOP	252	30	76	9,449
TOTALS	2,469		2,090	259,866

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,090	123.1811	146.28	305,725	1988	1992	0	0	0	15.00	85.00

1 SNGL FAM – 0% - 0 Heated Area: 1777 HX Base Yr



2046 MARLIN CT, 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	259,866
TOTAL MARKET OB/XF VALUE	4,897
TOTAL LAND VALUE - MARKET	115,000
TOTAL MARKET VALUE	379,763
SOH/AGL Deduction	67,381
ASSESSED VALUE	312,382
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	312,382
TOTAL JUST VALUE	379,763
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	393,849

PERMIT NUM	DESCRIPTION	AMT	ISSUED
4526	NEW CONSTR	50,640	12/01/1987

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1344/1187	8/24/2005	WD	Q	I		249,900
GRANTOR: TOMASINI RUSSELL & BR						
GRANTEE: MANOEL CARLA A & DA						
0542/0832	5/06/1988	WD	Q	V		15,000
GRANTOR: MIDLAND PROPERTIES						
GRANTEE: TOMASINI RUSSELL						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2013] W14 BAS=[YR=2013] W17 S18 BAS=[YR=1993] W23 S27 FGR=[YR=1993] S20 E21 N19 FOP=[YR=1993] E5 N4 W5 S4 $ N1 W21 $ E21 N3 E5 S4 E28 N28 W31$ E17 N18$ S18 E14 N18$.

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	0811	CONCRETE B	0	0	48	16	768.00	SF	5.20	5.20	100	1988	1988	3	57	2,276	
2	0810	CONCRETE A	0	0	28	3	84.00	SF	6.50	6.50	100	1988	1988	3	57	311	
3	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1988	1988	3	66	2,310	

LAND DESCRIPTION

TOTAL OB/XF 4,897

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		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 01/30/2018 BY DJX Total Acres: 0.00 Total Land Value: 115,000 Market: 0 Agricultural: 0 Common: 115,000 PRINTED 08/02/2023 BY SYS