

LOT 24
IN OR 720/380
OAK CREST PB 5/135

KING CLYDE O & SUSAN M
2075 MARLIN COURT
FERNANDINA BEACH, FL 32034

2023

00-00-30-0410-0024-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 60
Interior Floo	14	CARPET 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
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NEIGHBORHOOD/LOC	2008.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,288	100	1,288	167,957
BAS	264	100	264	34,426
FGR	441	55	243	31,687
FOP	196	30	59	7,694
PTO	220	5	11	1,435

TOTALS	2,409		1,865	243,199
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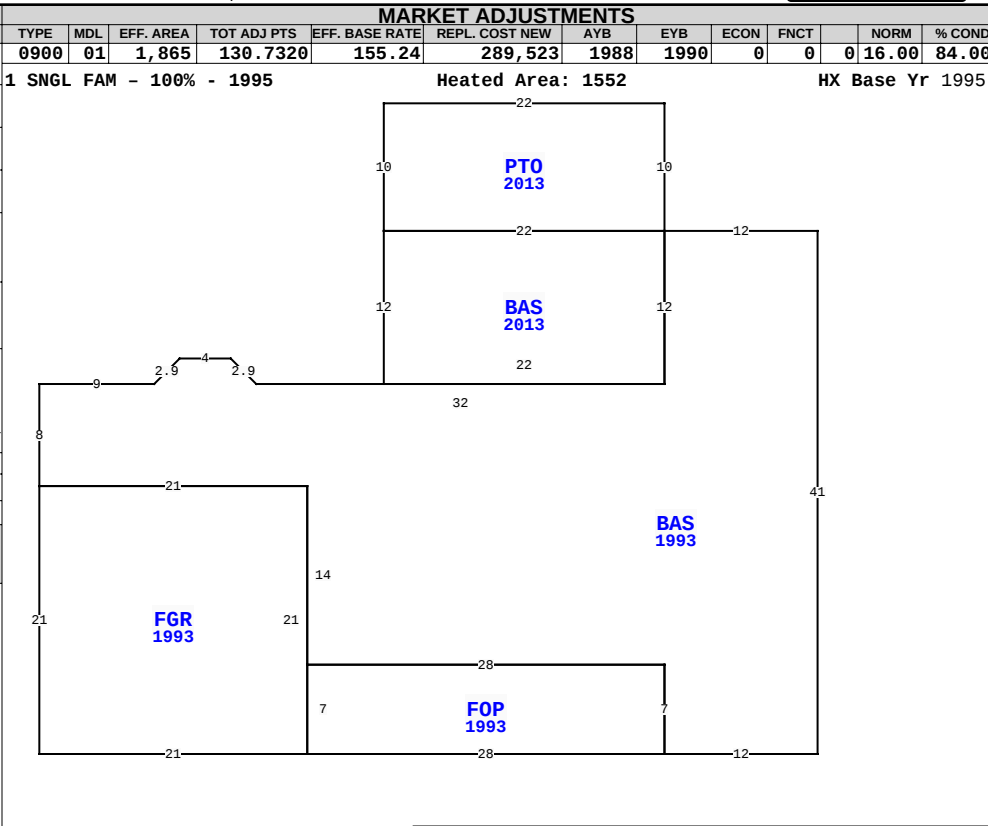
EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R

1	0810	CONCRETE A	0	100	30	3	90.00	SF	6.50
2	0810	CONCRETE A	0	100	54	16	864.00	SF	6.50
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
5	0940	SHEDS/PORT	0	100	12	8	96.00	SF	30.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS

1	000100	C	SFR	100		RG-1	0.00	0.00	1.00

REVIEW DATE	01/30/2018	BY	DJX
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2075 MARLIN CT, FERNANDINA BEACH	BLD DATE		LGL DATE	
	XF DATE		LAND DATE	
	INC DATE		AG DATE	

ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
100	1988	1988	3	57	333	
100	1988	1988	3	57	3,201	
100	1988	1988	3	66	2,310	
100	1999	1999	3	20	576	

TOTAL OB/XF	6,420
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UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE
LT		1.00	1.00	1.00	115,000.00	115,000.00	115,000

Total Acres: 0.00	Total Land Value: 115,000	Market: 0	Agricultural: 0
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NASSAU COUNTY PROPERTY									
VALUATION SUMMARY									
PAGE 1 of 1								8	

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	243,199
TOTAL MARKET OB/XF VALUE	6,420
TOTAL LAND VALUE - MARKET	115,000
TOTAL MARKET VALUE	364,619
SOH/AGL Deduction	237,820
ASSESSED VALUE	126,799
TOTAL EXEMPTION VALUE	50,000
BASE TAXABLE VALUE	76,799
TOTAL JUST VALUE	364,619
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	376,564

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B985521	ADDITION	10,080	11/01/1998
4543	NEW CONSTR	44,040	12/09/1987

SALES DATA						
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0720/0380	12/16/1994	WD	Q	I		85,000
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GRANTOR: FEWOX BRAD H & SHEILA

GRANTEE: KING CLYDE O & SUSAN

0537/0598	2/23/1988	WD	Q	I		74,500
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GRANTOR: JOHUBOKE

GRANTEE: FEWOX BRAD H

BUILDING NOTES									
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BUILDING DIMENSIONS									
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BAS=[YR=1993] W12 PTO=[YR=2013] N10 W22 S10 BAS=[YR=2013]
S12 E22 N12 W22\$ E22\$S12 W32 U2 L2 W4 D2 L2 W9 S8
FGR=[YR=1993] S21 E21 FOP=[YR=1993] E28 N7 W28 S7\$ N21 W21\$
E21 S14 E28 S7 E12 N41\$.