

LOT 24 IN OR 878/227
DECLAR OF CVNTS, & REST
PT OR 1497/1620

MARRERO CARMITA Z & ROBERT E
204 ROWAN OAK PLACE
FERNANDINA BEACH, FL 32034

2023

00-00-30-0560-0024-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories		2. 100
Units		0 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	02
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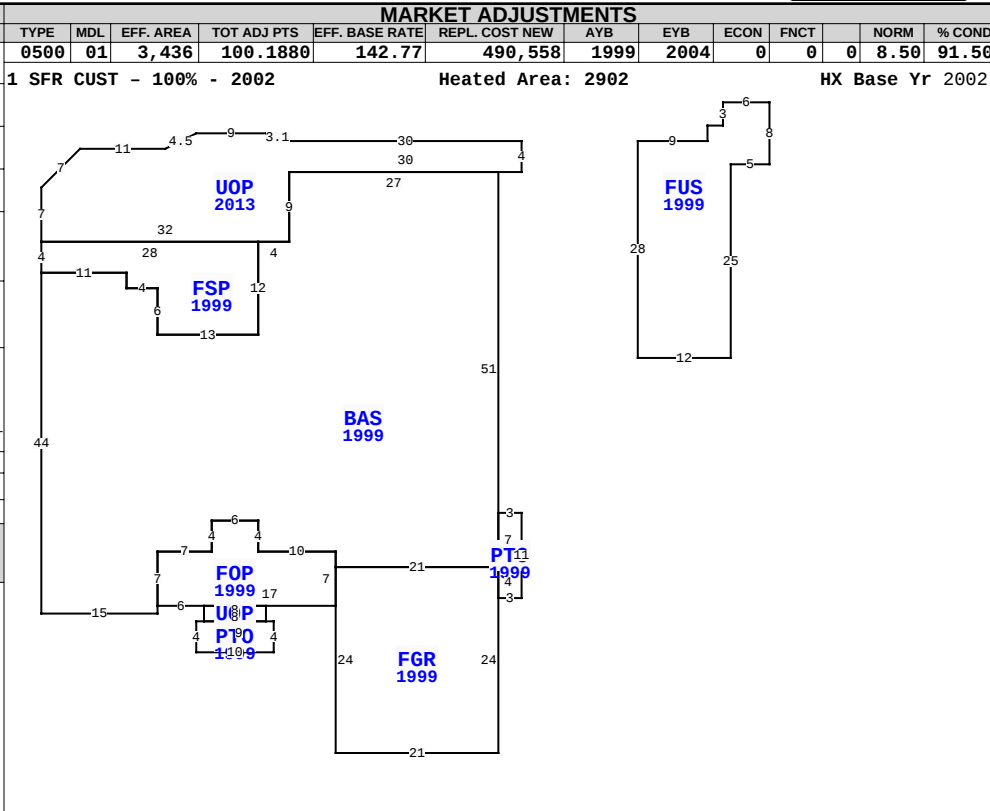
NEIGHBORHOOD/LOC	2024.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,517	100	2,517	328,807
FGR	504	55	277	36,186
FOP	185	30	56	7,315
FSP	224	40	90	11,757
FUS	385	100	385	50,294
PTO	33	5	2	262
PTO	40	5	2	262
UOP	16	20	3	392
UOP	518	20	104	13,586

TOTALS	4,422		3,436	448,861
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EXTRA FEATURES

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1999	1999	3	84	2,940	
2	0810	CONCRETE A	0	100	0	0	1,692.00	SF	6.50	6.50	100	1999	1999	3	79	8,688	
3	1076	TRELLIS A	0	100	10	10	100.00	SF	7.50	7.50	100	2005	2005	3	44	330	
4	0830	FLAGSTONE	0	100	0	0	102.00	SF	12.00	12.00	100	2005	2005	3	87	1,065	



BLD DATE	03/03/2023	NW	LGL DATE	
XF DATE			LAND DATE	
INC DATE			AG DATE	

204 ROWAN OAK PL, FERNANDINA BEACH																	
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LAND DESCRIPTION

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
1	000100	C	SFR	100			0.00	0.00	1.00	LT		1.00	1.00	1.00	200,000.00	200,000.00	200,000

TOTAL OB/XF

13,023																	
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NASSAU COUNTY PROPERTY

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VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		448,861
TOTAL MARKET OB/XF VALUE		13,023
TOTAL LAND VALUE - MARKET		200,000
TOTAL MARKET VALUE		661,884
SOH/AGL Deduction		338,380
ASSESSED VALUE		323,504
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		273,504
TOTAL JUST VALUE		661,884
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		496,549

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20212340	REPAIR/RRF	0	03/01/2021
B9906188	NEW CONSTR	137,289	06/01/1999

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20212340	REPAIR/RRF	0	03/01/2021
B9906188	NEW CONSTR	137,289	06/01/1999

GRANTOR: ROWAN RIC & SHARON M

GRANTEE: MARRERO CARMITA Z &

BUILDING NOTES

BUILDING DIMENSIONS

UOP=[YR=2013] W30 U1 L3 W9 D2 L4 W11 L5 D5 S7
FSP=[YR=1999] S4 BAS=[YR=1999] S44 E15 N1 FOP1999 = E6
UOP=[YR=1999] S2 PTO=[YR=1999] W1 S4 E10 N4 W9 \$ E8 N2 W8 \$
E17 N7 W10 N4 W6 S4 W7S7 \$ N7 E7 N4 E6 S4 E10 S2
FGR=[YR=1999] S24 E21 N24 W21 \$ E21PTO=[YR=1999] S4 E3 N11
W3 S7 \$ N51 W27 S9 W4 S12 W13 N6 W4 N2 W11\$ E11 S2 E4 S6 E13
N12 W28\$ E32 N9 E30 N4\$ PTR= E15 FUS=[YR=1999] E9 N2 E2 N3
E6 S8 W5 S25 W12 N28 \$ W15 \$.