

BLOCK 20 LOTS S30 FT OF 13 &
N35 FT OF 14 & 15
IN OR 1435/1509

CHANDLER JOAN E
1365 MARIAN DR
FERNANDINA BEACH, FL 32034-5442

2023

00-00-31-1800-0020-0130



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY												
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1 2																	
Exterior Wall	14	WD SHINGLE 100	0900	01	1,251	118.1440	140.30	175,515	1930	1990	0	0	0	16.00	84.00	VALUATION BY STANDARD																
Roof Structur	03	GABLE/HIP 100	1 SNGL FAM - 0% - 0										Heated Area: 1189										HX Base Yr									
Roof Cover	03	COMP SHNGL 100	STP 2000 BAS 1993 FOP 1993																				VALUATION SUMMARY									
Interior Wall	05	DRYWALL 50																					BUILDING MARKET VALUE 147,433									
Interior Wall	05	DRYWALL 50																					TOTAL MARKET OB/XF VALUE 5,360									
Interior Floo	12	HARDWOOD 80																					TOTAL LAND VALUE - MARKET 260,000									
Interior Floo	11	CLAY TILE 20																					TOTAL MARKET VALUE 412,793									
Air Condition	03	CENTRAL 100																					SOH/AGL Deduction 98,249									
Heating Type	04	AIR DUCTED 100																					ASSESSED VALUE 314,544									
Bedrooms	2	100																					TOTAL EXEMPTION VALUE 0									
Bathrooms	1	100																					BASE TAXABLE VALUE 314,544									
Frame	02	WOOD FRAME 100																					TOTAL JUST VALUE 412,793									
Stories	1.	1. 100											NCON VALUE 0																			
Units	0	100											INCOME VALUE																			
BUD8 Adjustme	02	DIST FB 100											PREVIOUS YEAR MKT VALUE 345,477																			
Occupancy	00	NONE 100																														
Quality	03	Quality Level 03																														
DOR CODE	0100	SINGLE FAMILY																														
MAP NUM		MKT AREA																														
NEIGHBORHOOD/LOC	1005.00																															
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																												
BAS	1,189	100	1,189	140,126																												
FOP	203	30	61	7,189																												
STP	12	10	1	118																												
TOTALS	1,404		1,251	147,433																												
EXTRA FEATURES					307 N 5TH ST, FERNANDINA BEACH																											
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	0	0	0	1.00	UT 3,500.00	3,500.00	100	1960	1960	3	23	805																	
2	0510	GARAGE WD-	0	0	20	20	400.00	SF 35.00	35.00	100	1990	1990	3	20	2,800																	
3	0810	CONCRETE A	0	0	0	0	529.00	SF 6.50	6.50	100	1960	1960	3	20	688																	
4	0819	CONC 12"	0	0	3	8	24.00	SF 9.50	9.50	100	1960	1960	3	20	46																	
5	0810	CONCRETE A	0	0	26	4	104.00	SF 6.50	6.50	100	1960	1960	3	20	135																	
6	0825	BRICK	0	0	31	3	93.00	SF 6.25	6.25	100	1999	1999	3	94	546																	
7	0825	BRICK	0	0	12	3	36.00	SF 6.25	6.25	100	1980	1980	3	75	169																	
8	1076	TRELLIS A	0	0	14	10	140.00	SF 3.75	3.75	100	1999	1999	3	25	131																	
9	0100	BAR-B-Q	0	0	0	0	1.00	UT 200.00	200.00	100	1999	1999	3	20	40																	
LAND DESCRIPTION					TOTAL OB/XF 5,360																											
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	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV								
1	000100	C	SFR	0	0006	R-2	65.00	100.00	65.00	FF		1.00	1.00	1.00	4,000.00	4,000.00	260,000															
REVIEW DATE 06/28/2018 BY DJX Total Acres: 0.00 Total Land Value: 260,000 Market: 0 Agricultural: 0 Common: 260,000 PRINTED 08/02/2023 BY SYS																																