

IN OR 2226/1051
SECS 11 & 12
EX & ESMT IN OR 496/875

HANEY BROOKS R & ASHLEY M
1283 MARIAN DRIVE
FERNANDINA BEACH, FL 32034

2023

12-2N-28-0000-0008-0000



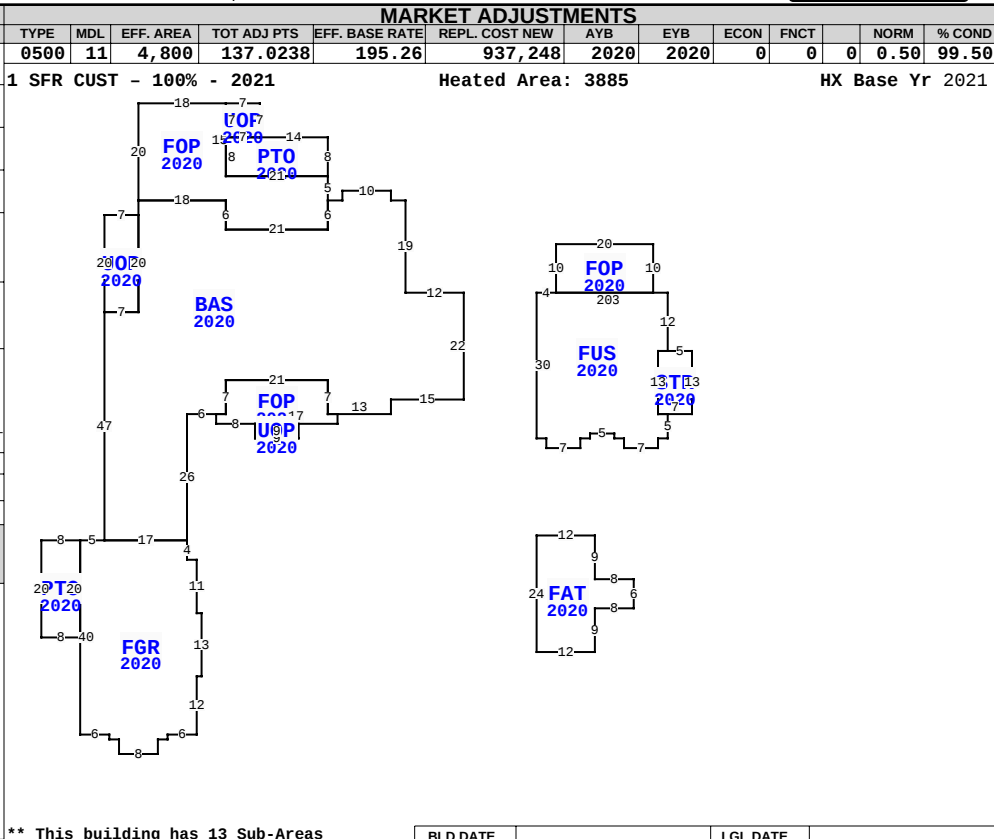
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100

Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 03
NEIGHBORHOOD/LOC	3027.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,011	100	3,011	584,988
FAT	336	20	67	13,017
FGR	1,001	55	551	107,050
FOP	197	30	59	11,462
FOP	200	30	60	11,657
FOP	591	30	177	34,388
FUS	807	100	807	156,787
PTO	160	5	8	1,554
PTO	168	5	8	1,554
STR	91	10	9	1,748
TOTALS	6,778		4,800	932,562

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0504	FP-ELECTRI	0 100	0	0	2.00	UT	2,000.00	2,000.00	100	2020
2	0855	CONC PAVER	0 100	0	0	2,484.00	SF	10.00	10.00	100	2020
3	0810	CONCRETE A	0 100	0	0	120.00	SF	6.50	6.50	100	2020
4	0825	BRICK	0 100	0	0	70.00	SF	12.50	12.50	100	2020
5	0300	BOAT DCK W	0 100	0	0	761.00	SF	40.00	40.00	100	2020
6	0317	DCK PLNG W	0 100	0	0	2.00	UT	1,000.00	1,000.00	100	2020
7	0303	FLT DOCK W	0 100	10	10	100.00	SF	26.00	26.00	100	2020
8	0311	WD GANG WY	0 100	0	0	10.00	SF	45.00	45.00	100	2020

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000132	C	SFR RIVER	100	0006	RS-1	95.00	305.00	95.00	FF	



1283 MARIAN DR, 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		932,562	
TOTAL MARKET OB/XF VALUE		63,866	
TOTAL LAND VALUE - MARKET		665,000	
TOTAL MARKET VALUE		1,661,428	
SOH/AGL Deduction		236,833	
ASSESSED VALUE		1,424,595	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		1,374,595	
TOTAL JUST VALUE		1,661,428	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		1,383,102	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1908662	NEW CONSTR	0	11/01/2019

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2226/1051	9/26/2018	WD Q	Q	I	01
GRANTOR: COLLINS JANE G P & CA					SALE PRICE
GRANTEE: HANEY BROOKS R & AS					800,000
2165/0769	12/19/2017	WD U	U	I	11
GRANTOR: COLLINS JANE GARRETT					100
GRANTEE: COLLINS JANE GARRET					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2020] W12 N19 W3 N2 W10 S2 W3 FOP=[YR=2020] N5 PTO=[YR=2020] N8 W14 UOP=[YR=2020] N7 W7 S7 E7\$ W7 S8 E21 \$ W21 N15 W18 S20 E18 S6 E21 N6\$ S6 W21 N6 W18 S3 UOP=[YR=2020] W7 S20 E7 N20\$ S20 W7 S47 FGR=[YR=2020] W5 PTO=[YR=2020] W8 S20 E8 N20\$ S40 E6 S1 E2 S3 E8 N3 E2 N1 E6 N12 E1 N13 W1 N11 W2 N4 W17\$ E17 N26 E6 FOP=[YR=2020] S2 E8 UOP=[YR=2020] S3 E9 N3 W9\$ E17 N2 W2 N7 W21 S7 W2\$ E2 N7 E21 S7 E13 N3 E15 N22\$ PTR=E15 FUS=[YR=2020] E4 FOP=[YR=2020] N10 E20 S10 W20\$ E23 S12 STR=[YR=2020] E5 S13 W7 N13 E2\$ W2 S13 E2 S5 W2 S2 W7 N2 W2 N1 W5 S1 W2 S2 W7 N2 W2 N30\$ W15\$ PTR=E15 S50 FAT=[YR=2020] E12 S9 E8 S6 W8 S9 W12 N24\$ W15 N50\$.											

TOTAL OB/XF											
63,866											
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