

LOT 53  
IN OR 1597/562  
ESMT PT OR 1521/1562

MARKARIAN MARK K & TERESA L  
85157 CHAMPLAIN DRIVE  
FERNANDINA BEACH, FL 32034

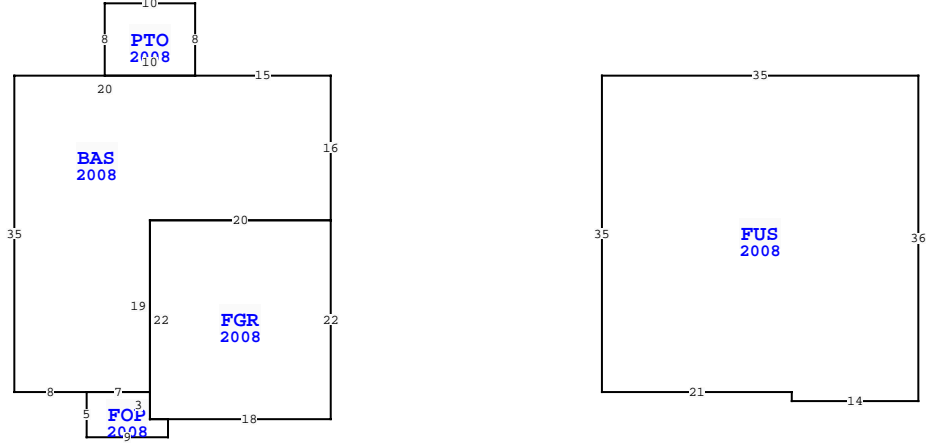
2023

13-2N-27-0720-0053-0000

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	16	WD FR STUC	100
Roof Structur	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	11	CLAY TILE	70
Interior Floo	14	CARPET	30
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2.5	100
Frame	02	WOOD FRAME	100
Stories	2.	2.	100
Units		0	100
Occupancy	00	NONE	100

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0900	01	2,342	117.6980	139.77	327,341	2008	2008	0	0	0	7.00	93.00

1 SNGL FAM - 100% - 2012 Heated Area: 2084 HX Base Yr 2012



Quality	03	Quality Level 03		
DOR CODE	0100	SINGLE FAMILY		
MAP NUM		MKT AREA 04		
NEIGHBORHOOD/LOC	4077.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	845	100	845	109,839
FGR	440	55	242	31,456
FOP	39	30	12	1,560
FUS	1,239	100	1,239	161,053
PTO	80	5	4	520
TOTALS	2,643		2,342	304,427

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			304,427
TOTAL MARKET OB/XF VALUE			3,070
TOTAL LAND VALUE - MARKET			75,000
TOTAL MARKET VALUE			382,497
SOH/AGL Deduction			185,720
ASSESSED VALUE			196,777
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			146,777
TOTAL JUST VALUE			382,497
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			310,049

PERMIT NUM	DESCRIPTION	AMT	ISSUED
P13133	OTHER	0	04/01/2008
E20714	ELEC OTHER	2,000	04/01/2008
M13746	MECH OTHER	0	04/01/2008
C21239	CO ISSUED	0	03/01/2008
R11132	REPAIR/RRF	5,405	03/01/2008
B21239	NEW CONSTR	170,016	03/01/2008

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1597/0562	12/15/2008	WD	Q	I		212,500

GRANTOR: WOODSIDE AMELIA LAKES  
GRANTEE: MARKARIAN MARK K &

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	0811	CONCRETE B	0	100	0	0			5.20	100	2008	2008	3	90	3,070	

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=2008] W15 PTO=[YR=2008] N8 W10 S8 E10 \$ W20 S35 E8 FOP=[YR=2008] S5 E9 N2 FGR=[YR=2008] E18 N22 W20 S22 E2 \$ W2 N3 W7 \$ E7 N19 E20 N16 \$ PTR= E30 FUS=[YR=2008] E35 S36 W14 N1 W21 N35 \$ W30 \$ .	

LAND DESCRIPTION																	TOTAL OB/XF									
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	000136	C	SFR INT	100			0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000									