PT TRACT B OF GORDIE SUB UNR &
PT J PELOT GRANT SEC 11-2N-28E
IN OR 2011/454

HOWERY WILLIAM D/NICHOLS SINDA L (H&W)
1325 MARIAN DR
FERNANDINA BEACH, FL 32034

2024

00-00-30-0265-000B-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

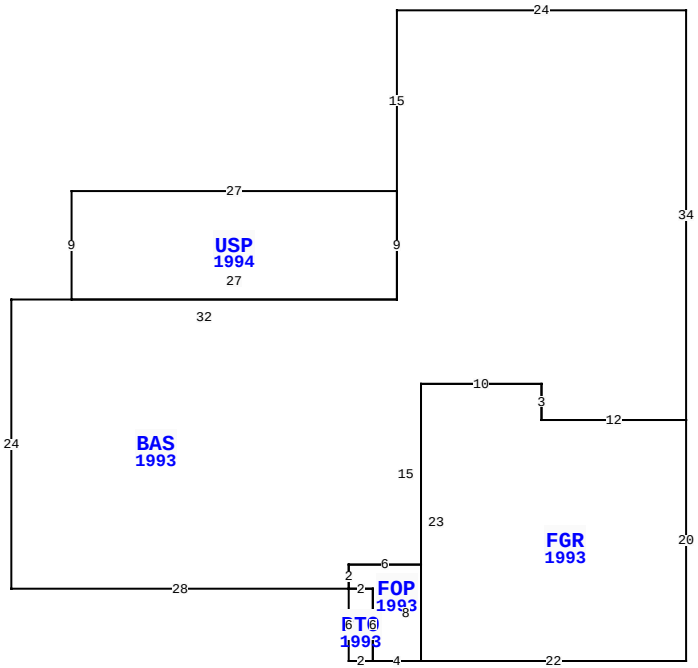
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	3027.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,570	100	1,570	213,105
FGR	470	55	258	35,020
FOP	36	30	11	1,493
PTO	12	5	1	136
USP	243	30	73	9,909
TOTALS	2,331		1,913	259,663

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,913	125.5380	156.92	300,188	1976	1996	0	0	0	13.50	86.50

1 SNGL FAM – 100% - 2018 Heated Area: 1570 HX Base Yr 2018



1325 MARIAN DR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/26/2024 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		259,663
TOTAL MARKET OB/XF VALUE		2,012
TOTAL LAND VALUE - MARKET		350,000
TOTAL MARKET VALUE		611,675
SOH/AGL Deduction		340,190
ASSESSED VALUE		271,485
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		221,485
TOTAL JUST VALUE		611,675
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		500,128

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2011/0454	10/27/2015	WD	Q	I	02	275,000
GRANTOR: SQUIRES-CILLO MARY C						
GRANTEE: HOWERY WILLIAM D &						
2007/0171	10/02/2015	QC	U	I	11	100
GRANTOR: SQUIRES-CILLO MARY C						
GRANTEE: SQUIRES-CILLO MARY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W24 S15 USP=[YR=1994] W27 S9 E27 N9$ S9 W32 S24 E28 PTO=[YR=1993] S6 E2 FOP=[YR=1993] E4 FGR=[YR=1993] E22 N20 W12 N3 W10 S23 $ N8 W6 S2 E2 S6$ N6 W2$ N2 E6 N15 E10 S3 E12 N34$.

EXTRA FEATURES

LN	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	0803	ASPHALT C	0	100	0	0	1,873.00	SF	2.00	2.00	100	1976	1976	3	50	1,873	
2	0825	BRICK	0	100	0	0	174.00	SF	0.88	0.88	100	1996	1996	3	91	139	

LAND DESCRIPTION

TOTAL OB/XF 2,012

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH 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	100		RSF-	1114.00	150.00	1.00	LT		1.00	1.00	1.00	350,000.00	350,000.00	350,000							

REVIEW DATE 01/31/2024 BY KBA Total Acres: 0.00 Total Land Value: 350,000 Market: 0 Agricultural: 0 Common: 350,000 PRINTED 08/06/2024 BY SYS