



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 90
Interior Floo	12	HARDWOOD 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
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	1,892	100	1,892	252,434
DCK	54	10	5	667
FGR	582	55	320	42,695
FOP	116	30	35	4,669
FSP	708	40	283	37,759
PTO	45	5	2	266

TOTALS	3,397		2,537	338,492
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0351	CARPORT MT	0 100	21	20	420.00	SF	5.60	5.60
2	0812	CONCRETE C	0 100	0	0	1,640.00	SF	4.00	4.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	100		RSF	114.00	150.00	1.00

MARKET ADJUSTMENTS									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT
0900	01	2,537	115.3920	144.24	365,937	2008	2008	0	0
2 SNGL FAM - 100% - 1995									
Heated Area: 1892									
HX Base Yr 1995									

1331 MARIAN DR, FERNANDINA BEACH	BLD DATE 12/03/2008	DJ	LGL DATE	03/26/2024	MLU
	XF DATE		LAND DATE		
	INC DATE		AG DATE		

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 8			Tax Dist:
BUILDING MARKET VALUE			338,492
TOTAL MARKET OB/XF VALUE			6,308
TOTAL LAND VALUE - MARKET			350,000
TOTAL MARKET VALUE			694,800
SOH/AGL Deduction			548,812
ASSESSED VALUE			145,988
TOTAL EXEMPTION VALUE			55,000
BASE TAXABLE VALUE			90,988
TOTAL JUST VALUE			694,800
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			579,684

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C21127	CO ISSUED	300,000	10/22/2008
E20973	ELEC OTHER	3,500	06/01/2008
M13928	MECH OTHER	0	06/01/2008
P13107	OTHER	0	03/01/2008
R11057	REPAIR/RRF	6,000	02/01/2008
B21127	NEW CONSTR	300,000	02/01/2008

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / I	V / I	RSN CD
1031/1548	1/17/2002	QC U	I	I	01
GRANTOR: CILLO RODNEY & MARY C					
GRANTEE: CILLO RODNEY & MARY					
0710/0118	7/28/1994	WD Q	I		109,000
GRANTOR: WELCH JOHN F					
GRANTEE: CILLO RODNEY L & SQ					

BUILDING NOTES									
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BUILDING DIMENSIONS									
FSP=[YR=2008] W22 N5 DCK=[YR=2008] N3 W3 N3 W6 S3 W3 S3 E12\$ W12 S5 W21 S12 BAS=[YR=2008] S34 FGR=[YR=2008] S24 E9 S1 E6 N1 E9 N24 W24\$ E33 FOP=[YR=2008] S9 E1 PTO=[YR=2008] S5 E9 N5 W9\$ E10 N7 W2 N5 W7 S3 W2\$ E2 N3 E7 S5 E4 S1 E5 N1 E4 N36 W28 U2 L2 W4 D2 L2 W19\$ E19 U2 R2 E4 D2 R2 E28 N12\$.									

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	100		RSF	114.00	150.00	1.00