TRACT D
IN OR 2207/339
ESMT IN OR 325/35

PRICE RONALD F & DEBORAH L
1267 MARIAN DRIVE
FERNANDINA BEACH, FL 32034

2024

00-00-30-0265-000D-0000

BUILDING CHARACTERISTICS

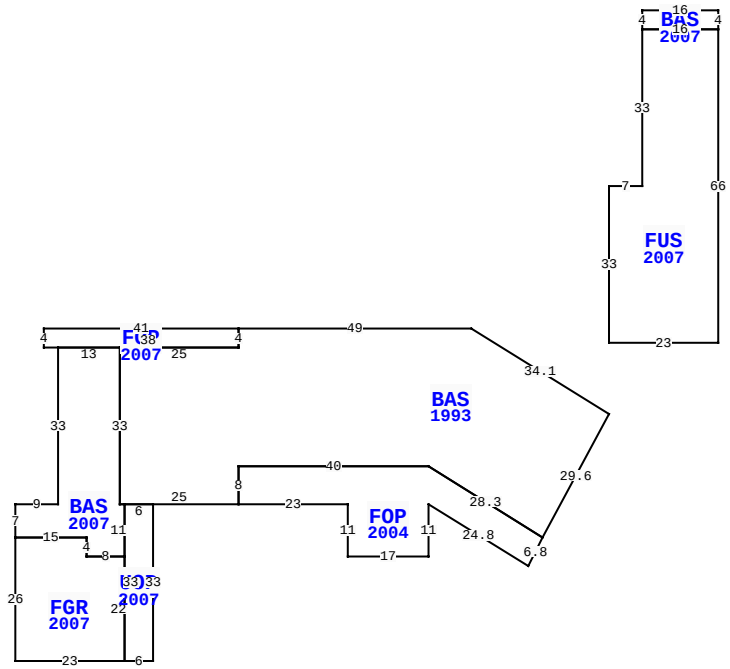
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 80
Interior Wall	04	PLYWOOD 20
Interior Floo	12	HARDWOOD 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	05	DIST 1A 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01
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	3,034	100	3,034	300,153
BAS	64	100	64	6,331
BAS	622	100	622	61,534
FGR	566	55	311	30,767
FOP	686	30	206	20,379
FOP	164	30	49	4,847
FUS	1,287	100	1,287	127,322
UOP	198	20	40	3,957
TOTALS	6,621		5,613	555,292

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	5,613	108.4140	135.52	760,674	1978	1989	0	0	0	27.00	73.00

1 SNGL FAM – 100% - 2020 Heated Area: 5007 HX Base Yr 2020



1267 MARIAN DR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		555,292
TOTAL MARKET OB/XF VALUE		37,170
TOTAL LAND VALUE - MARKET		720,000
TOTAL MARKET VALUE		1,312,462
SOH/AGL Deduction		86,796
ASSESSED VALUE		1,225,666
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		1,175,666
TOTAL JUST VALUE		1,312,462
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,240,603

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B240003395	10X24 SCENC	7,704	03/25/2024
M11108	MECH OTHER	0	02/01/2006
R08049	REPAIR/RRF	23,000	08/01/2005
R035238	REPAIR/RRF	2,500	07/01/2003
P993434	REMODEL	0	05/01/1999
B9602674	XFOB	4,896	03/01/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2207/0339	6/29/2018	WD	Q	I	01	1,205,000
GRANTOR: MADDOX ALEXANDRA C &						
GRANTEE: PRICE RONALD F & DE						
1142/1255	6/04/2003	WD	Q	I		727,500
GRANTOR: PRINGLE SANDRA F						
GRANTEE: MADDOX MATTHEW T &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993;ORIG=0,0] U18L29 W49 S4 W25 S33 E25 N8 E40 D15R24 U26R14 $
FUS=[YR=2007;ORIG=0,-15] N33 E7 N33 E16 S66 W23 $
FOP=[YR=2004;ORIG=-78,19] E23 S11 E17 N11 D13R21 U6R3 U15L24 W40 S8 $
BAS=[YR=2007;ORIG=-116,-14] S33 W9 S7 E15 S4 E8 N11 W1 N33 W13 $
FGR=[YR=2007;ORIG=-125,26] S26 E23 N22 W8 N4 W15 $
UOP=[YR=2007;ORIG=-102,52] E6 N33 W6 S33 $
FOP=[YR=2007;ORIG=-78,-18] W41 S4 E3 E38 N4 $
BAS=[YR=2007;ORIG=7,-81] N4 E16 S4 W16 $
PTR=[ORIG=0,0] N15 S15 $

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1980	1980	3	46.5	1,628	
2	0861	POOL GUNIT	0	100	0	0	714.00	SF	85.00	85.00	100	1980	1980	3	20	12,138	
3	0803	ASPHALT C	0	100	0	0	3,564.00	SF	2.00	2.00	100	1990	1990	3	50	3,564	
4	0300	BOAT DCK W	0	100	0	0	1,210.00	SF	40.00	40.00	100	1978	1978	3	20	9,680	
5	0845	KOOL DECK	0	100	0	0	1,122.00	SF	7.25	7.25	100	1978	1978	3	29	2,359	
6	0940	SHEDS/PORT	0	100	9	10	90.00	SF	30.00	30.00	100	1990	1990	3	20	540	
7	0858	SCULP CONC	0	100	0	0	320.00	SF	13.00	13.00	100	2004	2004	3	96	3,994	
8	0681	POLE SHED	0	100	15	8	120.00	SF	15.00	15.00	100	2007	2007	3	48	864	
9	0322	BOAT LFT L	0	100	0	0	1.00	UT	1,500.00	1,500.00	100	2005	2005	3	24	360	
10	0830	FLAGSTONE	0	100	33	6	198.00	SF	12.00	12.00	100	2005	2005	3	86	2,043	

TOTAL OB/XF 37,170

LAND DESCRIPTION

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	000132	C	SFR RIVER	100		RSF-1	160.00	280.00	160.00	FF		1.00	1.00	0.60	7,500.00	4,500.00	720,000							

REVIEW DATE 05/22/2024 BY DJ Total Acres: 0.00 Total Land Value: 720,000 Market: 0 Agricultural: 0 Common: 720,000 PRINTED 08/06/2024 BY SYS