

TRACT E OF GORDIE SUB UNR
& PT J PELOT
GRANT SEC 11-2N-28E

IRBY JAMES H & MELLANY/LANE MELLANY R
1337 MARIAN DR
FERNANDINA BEACH, FL 32034

2024

00-00-30-0265-000E-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	12	HARDWOOD 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories		1. 100
Units		0 100
BUD8 Adjustme	05	DIST 1A 100
Occupancy	00	NONE 100

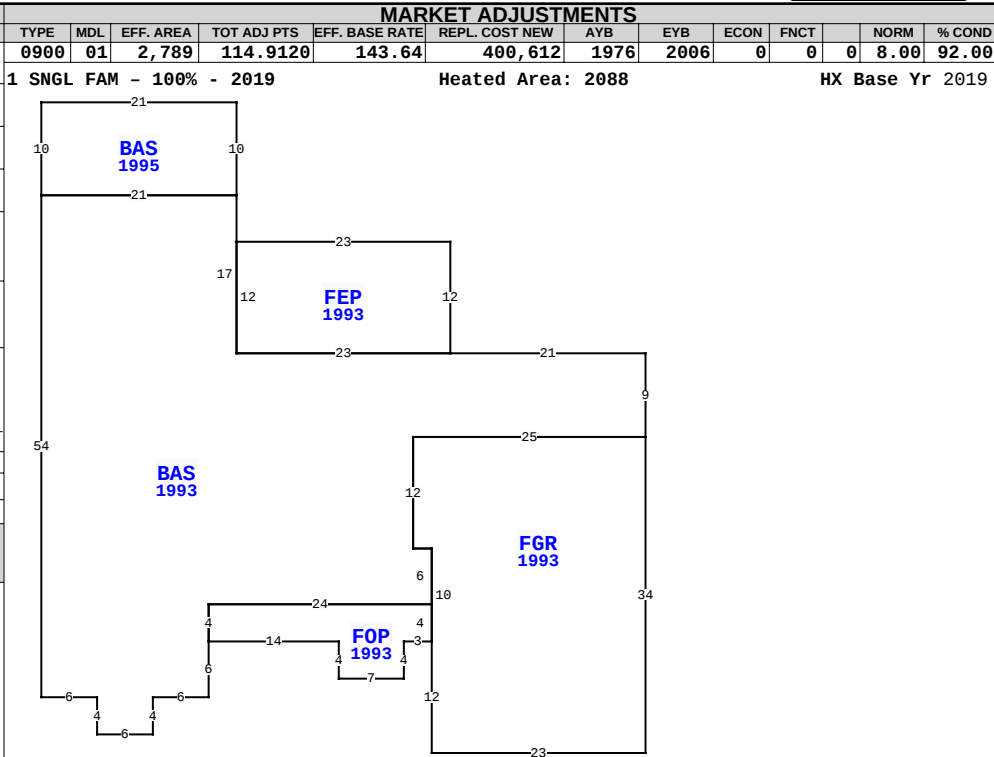
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 03
NEIGHBORHOOD/LOC	3027.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,878	100	1,878	248,176
BAS	210	100	210	27,751
FEP	276	80	221	29,204
FGR	806	55	443	58,542
FOP	124	30	37	4,890

TOTALS	3,294		2,789	368,563
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0803	ASPHALT C	0	100	0	0	2,247.00	SF	2.00	2.00	
2	0940	SHEDS/PORT	0	100	10	8	80.00	SF	30.00	30.00	
3	0680	POLE SHED	0	100	16	4	64.00	SF	10.00	10.00	
4	0940	SHEDS/PORT	0	100	15	8	120.00	SF	30.00	30.00	
5	0810	CONCRETE A	0	100	0	0	236.00	SF	6.50	6.50	
6	0810	CONCRETE A	0	100	0	0	348.00	SF	6.50	6.50	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000100	C	SFR	100		RSF-1	0.00	0.00	1.00	LT	
2	000000	C	VAC RES	100		RSF-1	0.00	0.00	1.00	UT	



1337 MARIAN DR, FERNANDINA BEACH

BLD DATE
XF DATE
INC DATE

LGL DATE
LAND DATE
AG DATE

03/26/2024 MLU

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,789	114.9120	143.64	400,612	1976	2006	0	0	8.00	92.00

NASSAU COUNTY PROPERTY

PAGE 1 of 1 8

VALUATION SUMMARY		STANDARD
VALUATION BY	Tax Group: 8	
Tax Dist:		
BUILDING MARKET VALUE		368,563
TOTAL MARKET OB/XF VALUE		6,251
TOTAL LAND VALUE - MARKET		421,500
TOTAL MARKET VALUE		796,314
SOH/AGL Deduction		426,000
ASSESSED VALUE		370,314
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		320,314
TOTAL JUST VALUE		796,314
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		659,877

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1529797	ADDITION	13,900	01/01/2015
B25124	ADDITION	110,000	09/01/2011
B9502281	ADDITION	3,990	10/01/1995
B950396	REPAIR/RRF	4,800	10/01/1995
B9502124	ADDITION	10,000	07/01/1995

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2204/0512	6/15/2018	WD	Q	I	02
					SALE PRICE
					450,000

GRANTOR: THOMAS RALPH & JANET
GRANTEE: IRBY JAMES H & MELL
1761/1304 10/19/2011 QC U I 11 100
GRANTOR: CITY OF FERNANDINA BE
GRANTEE: THOMAS RALPH & JANE

BUILDING NOTES

BUILDING DIMENSIONS
BAS=[YR=1993] W21 FEP=[YR=1993] N12 W23 S12 E23\$ W23 N17
BAS=[YR=1995] N10 W21 S10 E21\$ W21 S54 E6 S4 E6 N4 E6 N6
FOP=[YR=1993] E14 S4 E7 N4 E3 FGR=[YR=1993] S12 E23 N34 W25
S12 E2 S10\$ N4 W24 S4\$ N4 E24 N6 W2 N12 E25 N9\$.