

TRACT F
IN OR 785/1869
GORDIE SUB UNR

BEAN KAREN H & DAVID W
1351 MARIAN DRIVE
FERNANDINA BEACH, FL 32034

2024

00-00-30-0265-000F-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 100
Interior Floo	14	CARPET 60
Interior Floo	13	LVT/LAMNT 40
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
BUD8 Adjustme	05	DIST 1A 100
Occupancy	00	NONE 100

Quality	02	Quality Level 02
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	03
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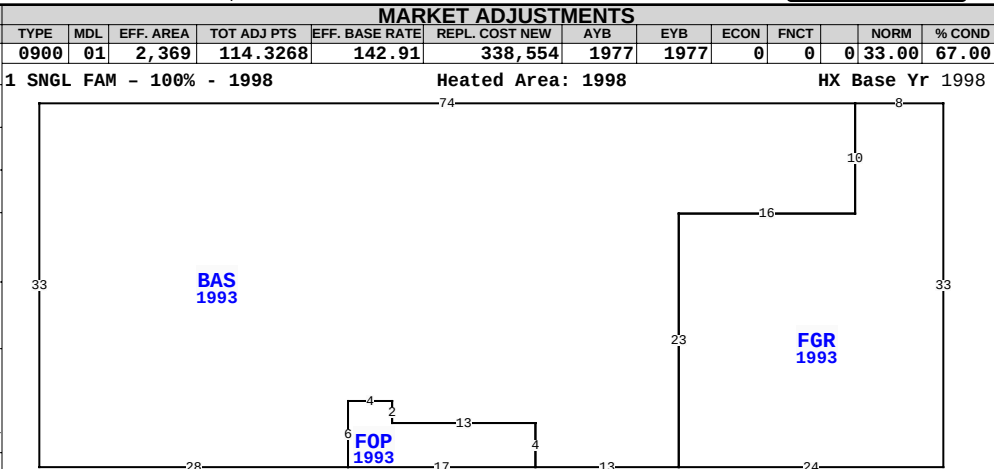
NEIGHBORHOOD/LOC	3027.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,998	100	1,998	191,308
FGR	632	55	348	33,321
FOP	76	30	23	2,202

TOTALS	2,706		2,369	226,831
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EXTRA FEATURES										
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00
2	0812	CONCRETE C	0	100	0	0	555.00	SF	4.00	4.00
3	0810	CONCRETE A	0	100	0	0	210.00	SF	6.50	6.50
4	0812	CONCRETE C	0	100	0	0	472.00	SF	4.00	4.00
5	0803	ASPHALT C	0	100	0	0	2,743.00	SF	1.80	1.80
6	0811	CONCRETE B	0	100	0	0	747.00	SF	5.20	5.20
7	0820	WOOD WALK	0	100	74	3	222.00	SF	11.75	11.75
8	0940	SHEDS/PORT	0	100	14	10	140.00	SF	19.50	19.50
9	0680	POLE SHED	0	100	12	12	144.00	SF	10.00	10.00
10	0680	POLE SHED	0	100	0	0	1,679.00	SF	10.00	10.00

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



BLD DATE	03/03/2023	NW	LGL DATE	
XF DATE			LAND DATE	03/26/2024
INC DATE			AG DATE	MLU

1351 MARIAN DR, FERNANDINA BEACH

TOTAL OB/XF										
15,639										
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00
2	0812	CONCRETE C	0	100	0	0	555.00	SF	4.00	4.00
3	0810	CONCRETE A	0	100	0	0	210.00	SF	6.50	6.50
4	0812	CONCRETE C	0	100	0	0	472.00	SF	4.00	4.00
5	0803	ASPHALT C	0	100	0	0	2,743.00	SF	1.80	1.80
6	0811	CONCRETE B	0	100	0	0	747.00	SF	5.20	5.20
7	0820	WOOD WALK	0	100	74	3	222.00	SF	11.75	11.75
8	0940	SHEDS/PORT	0	100	14	10	140.00	SF	19.50	19.50
9	0680	POLE SHED	0	100	12	12	144.00	SF	10.00	10.00
10	0680	POLE SHED	0	100	0	0	1,679.00	SF	10.00	10.00

TOTAL OB/XF										
15,639										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE
1	000100	C	SFR	100		RSF-1	0.00	0.00	1.00	LT

NASSAU COUNTY PROPERTY		PAGE 1 of 2	8
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 8		Tax Dist:	
BUILDING MARKET VALUE		232,956	
TOTAL MARKET OB/XF VALUE		23,174	
TOTAL LAND VALUE - MARKET		472,500	
TOTAL MARKET VALUE		728,630	
SOH/AGL Deduction		499,973	
ASSESSED VALUE		228,657	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		178,657	
TOTAL JUST VALUE		728,630	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		585,167	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B018248	XFOB	12,870	05/01/2001
B9906005	XFOB	12,870	04/01/1999

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0785/1869	2/28/1997	WD U	I	I	01	100,000
GRANTOR: HARDRICK LONNIE A & L						
GRANTEE: BEAN KAREN H & DAVI						
0646/0030	1/08/1992	QC U	I	I	10	1,200
GRANTOR: CITY OF FDNA BEACH						
GRANTEE: HARDRICK LONNIE & G						

BUILDING NOTES										

BUILDING DIMENSIONS										
BAS=[YR=1993] W74 S33 E28 FOP=[YR=1993] E17 N4 W13 N2 W4 S6 \$ N6 E4 S2 E13 S4 E13 FGR=[YR=1993] E24 N33 W8 S10 W16 S23 \$ N23 E16 N10\$.										

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BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 2 of 2										8
ELEMENT		CD		CONSTRUCTION		TYPE		MDL		EFF. AREA		TOT ADJ PTS		EFF. BASE RATE		REPL. COST NEW		AYB		EYB		ECON		FNCT		NORM		% COND		VALUATION SUMMARY										
Exterior Wall		19		COMMON BRK 100		6500		01		350		100.0000		35.00		12,250		1985		1985		0		0		50.00		50.00		VALUATION BY					STANDARD					
Roof Structur		03		GABLE/HIP 100		2		GARAGE RES - 100%		- 1998		Heated Area: 350		HX Base Yr 1998												Tax Group: 8					Tax Dist:									
Roof Cover		03		COMP SHNGL 100												BUILDING MARKET VALUE					232,956																			
Interior Wall		04		PLYWOOD 100												TOTAL MARKET OB/XF VALUE					23,174																			
Interior Floo		08		SHT VINYL 100												TOTAL LAND VALUE - MARKET					472,500																			
Air Condition		01		NONE 100												TOTAL MARKET VALUE					728,630																			
Heating Type		01		NONE 100												SOH/AGL Deduction					499,973																			
Bedrooms				0 100												ASSESSED VALUE					228,657																			
Bathrooms				0 100												TOTAL EXEMPTION VALUE					HX HB 50,000																			
Frame		02		WOOD FRAME 100												BASE TAXABLE VALUE					178,657																			
Stories		1.		1. 100												TOTAL JUST VALUE					728,630																			
Units				0 100												NCON VALUE					0																			
BUD8 Adjustme		05		DIST 1A 100												INCOME VALUE																								
Occupancy		00		NONE 100												PREVIOUS YEAR MKT VALUE					585,167																			