

TRACT I
IN OR 2056/1485
GORDIE SUB UNR

NEWTON RYAN MCCLURE & KATIE A CHENARD
1332 MARIAN DR
FERNANDINA BEACH, FL 32034

2024

00-00-30-0265-000I-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 80
Exterior Wall	12	CEDAR 20
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 90
Interior Wall	06	CUST PANEL 10
Interior Floor	14	CARPET 80
Interior Floor	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
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	1,873	100	1,873	176,523
BAS	252	100	252	23,750
FEP	184	80	147	13,854
FGR	690	55	380	35,814
FOP	115	30	34	3,205
PTO	228	5	11	1,037

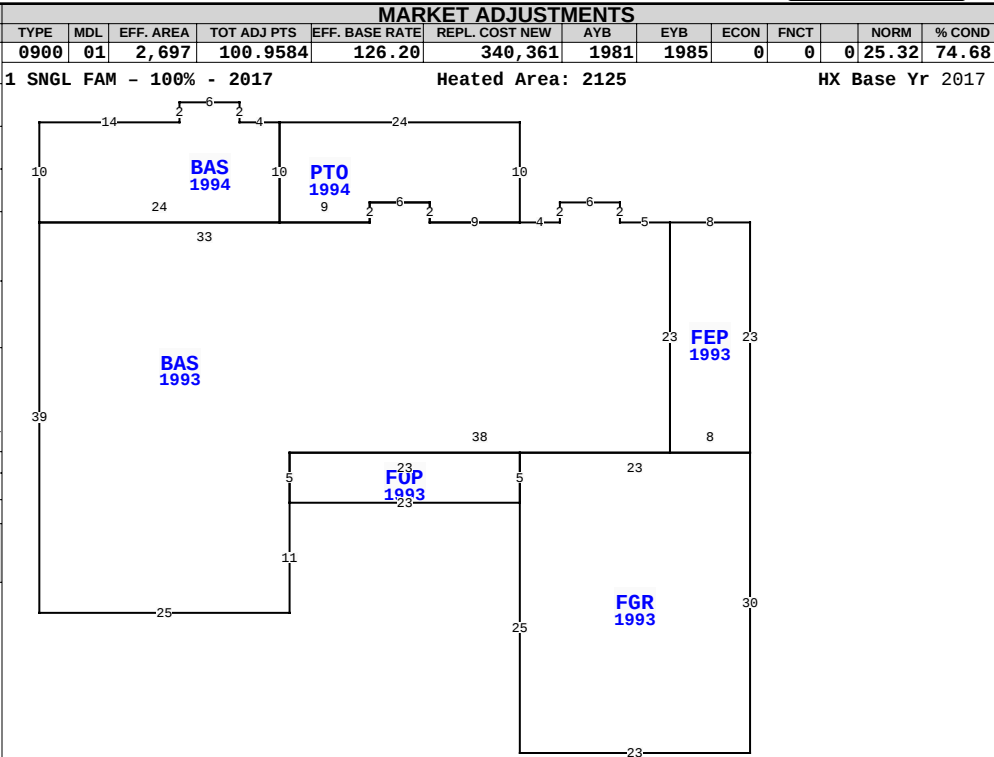
TOTALS	3,342		2,697	254,182
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EXTRA FEATURES

L N	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	1981	1981	3	49	1,715	
2	0811	CONCRETE B	0	100	0	0	604.00	SF	5.20	5.20	100	1981	1981	3	35	1,099	
3	0803	ASPHALT C	0	100	0	0	3,480.00	SF	2.00	2.00	100	1994	1994	3	50	3,480	
4	0825	BRICK	0	100	0	0	132.00	SF	12.50	12.50	100	1981	1981	3	75	1,238	
5	0825	BRICK	0	100	30	4	120.00	SF	12.50	12.50	100	2002	2002	3	95	1,425	
6	1242	WD DECK A	0	100	20	18	360.00	SF	10.00	10.00	100	2002	2002	3	20	720	
7	0351	CARPORT MT	0	100	46	15	690.00	SF	8.50	8.50	100	2002	2002	3	20	1,173	
8	0510	GARAGE WD-	0	100	25	15	375.00	SF	35.00	35.00	100	2002	2002	3	30	3,938	
9	0510	GARAGE WD-	0	100	24	10	240.00	SF	35.00	35.00	100	2002	2002	3	30	2,520	

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	350,000.00	350,000.00	350,000							



1332 MARIAN DR, FERNANDINA BEACH

BLD DATE	03/03/2023	NW
XF DATE		
INC DATE		

LGL DATE	
LAND DATE	03/26/2024
AG DATE	MLU

NASSAU COUNTY PROPERTY		PAGE 1 of 1	8
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 8		Tax Dist:	
BUILDING MARKET VALUE		254,182	
TOTAL MARKET OB/XF VALUE		17,308	
TOTAL LAND VALUE - MARKET		350,000	
TOTAL MARKET VALUE		621,490	
SOH/AGL Deduction		345,928	
ASSESSED VALUE		275,562	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		225,562	
TOTAL JUST VALUE		621,490	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		511,268	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0209233	XFOB	15,750	01/01/2002
M940861	H/AC	200	12/01/1994
B9401361	ADDITION	16,800	10/01/1994

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2056/1485	6/30/2016	WD Q	I	I	01
					SALE PRICE
					320,000
GRANTOR: BRINSON MURRAY T & EV					
GRANTEE: NEWTON RYAN MCCLURE					
1023/1019	12/06/2001	WD Q	I		272,000
GRANTOR: COCHRAN ALVIE					
GRANTEE: BRINSON MURRAY T &					

BUILDING NOTES

BUILDING DIMENSIONS
FEP=[YR=1993] W8 BAS=[YR=1993] W5 N2 W6 S2 W4 PTO=[YR=1994] N10 W24 BAS=[YR=1994] W4 N2 W6 S2 W14 S10 E24 N10 S \$ S10 E9 N2 E6 S2 E9 \$ W9 N2 W6 S2 W33 S39 E25 N11 FOP=[YR=1993] E23 FGR=[YR=1993] S25 E23 N30 W23 S5 \$ N5 W23 S5 \$ N5 E38 N23 \$ S23 E8 N23 \$.