

TRACT J
IN OR 1532/1760
GORDIE SUB UNR

RITCHIE STEPHEN S
1348 MARIAN DRIVE
FERNANDINA BEACH, FL 32034

2024

00-00-30-0265-000J-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
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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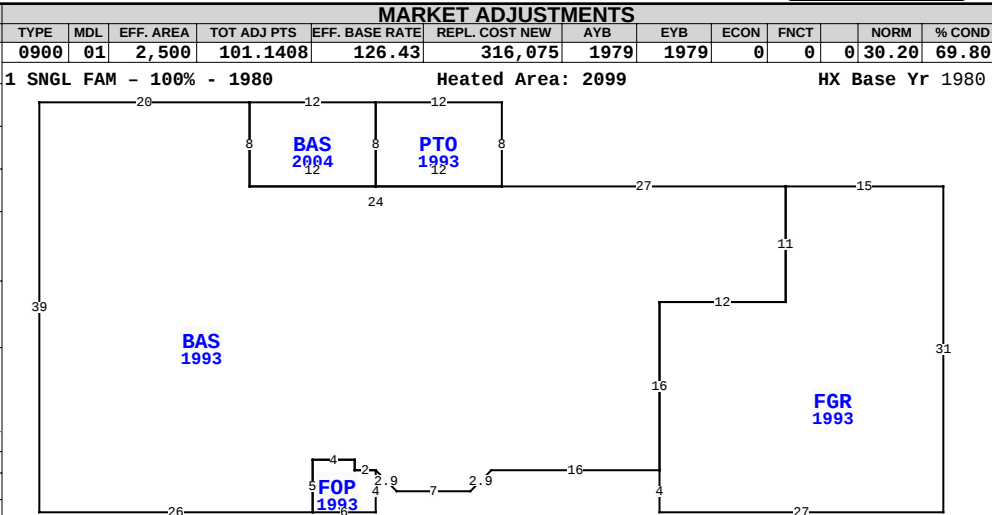
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,003	100	2,003	176,761
BAS	96	100	96	8,472
FGR	705	55	388	34,240
FOP	28	30	8	706
PTO	96	5	5	441

TOTALS	2,928		2,500	220,620
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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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	1,540
2	0810	CONCRETE A	0	100	0	0	153.00	SF	6.50	6.50	298
3	0811	CONCRETE B	0	100	0	0	667.00	SF	5.20	5.20	3,226

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	

REVIEW DATE	01/31/2024	BY	KBA
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1348 MARIAN DR, FERNANDINA BEACH

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

LGL DATE	
LAND DATE	03/26/2024
AG DATE	

NASSAU COUNTY PROPERTY		PAGE 1 of 1	8
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 8		Tax Dist:	
BUILDING MARKET VALUE		220,620	
TOTAL MARKET OB/XF VALUE		5,064	
TOTAL LAND VALUE - MARKET		350,000	
TOTAL MARKET VALUE		575,684	
SOH/AGL Deduction		384,376	
ASSESSED VALUE		191,308	
TOTAL EXEMPTION VALUE		HX HB WR 55,000	
BASE TAXABLE VALUE		136,308	
TOTAL JUST VALUE		575,684	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		466,437	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1225815	REPL DRIVE	2,200	03/01/2012
B1225815	REPL DRIVE	0	03/01/2012
B0310651	REMODEL	6,270	01/01/2003
B950324	REPAIR/RRF	3,795	04/01/1995

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1532/1760	10/29/2007	WD	U	I	01	100
GRANTOR: RITCHIE STEPHEN S TRU						
GRANTEE: RITCHIE STEPHEN S						
0777/1902	11/27/1996	WD	U	I	01	100
GRANTOR: RITCHIE JOYCE W & STE						
GRANTEE: RITCHIE JOYCE W TRU						

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1993] W27 PTO=[YR=1993] N8 W12 BAS=[YR=2004] W12 S8 E12 N8\$ S8 E12\$ W24 N8 W20 S39 E26 FOP=[YR=1993] E6 N4 W2 N1 W4 S5\$ N5 E4 S1 E2 D2 R2 E7 U2 R2 E16 FGR=[YR=1993] S4 E27N31 W15 S11 W12S16 \$ N16 E12 N11\$.											

TOTAL OB/XF											
5,064											

Market:	0
Agricultural:	0
Common:	350,000

BUILDING NOTES									
BUILDING DIMENSIONS									
BAS=[YR=1993] W27 PT0=[YR=1993] N8 W12 BAS=[YR=2004] W12 S8 E12 N8\$ S8 E12\$ W24 N8 W20 S39 E26 FOP=[YR=1993] E6 N4 W2 N1 W4 S5\$ N5 E4 S1 E2 D2 R2 E7 U2 R2 E16 FGR=[YR=1993] S4 E27N31 W15 S11 W12S16 \$ N16 E12 N11\$.									

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