

TRACT L
IN OR 263/144 & OR 646/36
GORDIE SUB UNR

GRAY ROY T & CYNTHIA F
1362 MARIAN DRIVE
FERNANDINA BEACH, FL 32034

2024

00-00-30-0265-000L-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	08	DECORATIVE 10
Interior Floor	11	CLAY TILE 50
Interior Floor	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	3.5	100
Frame	02	WOOD FRAME 100
Stories	2.	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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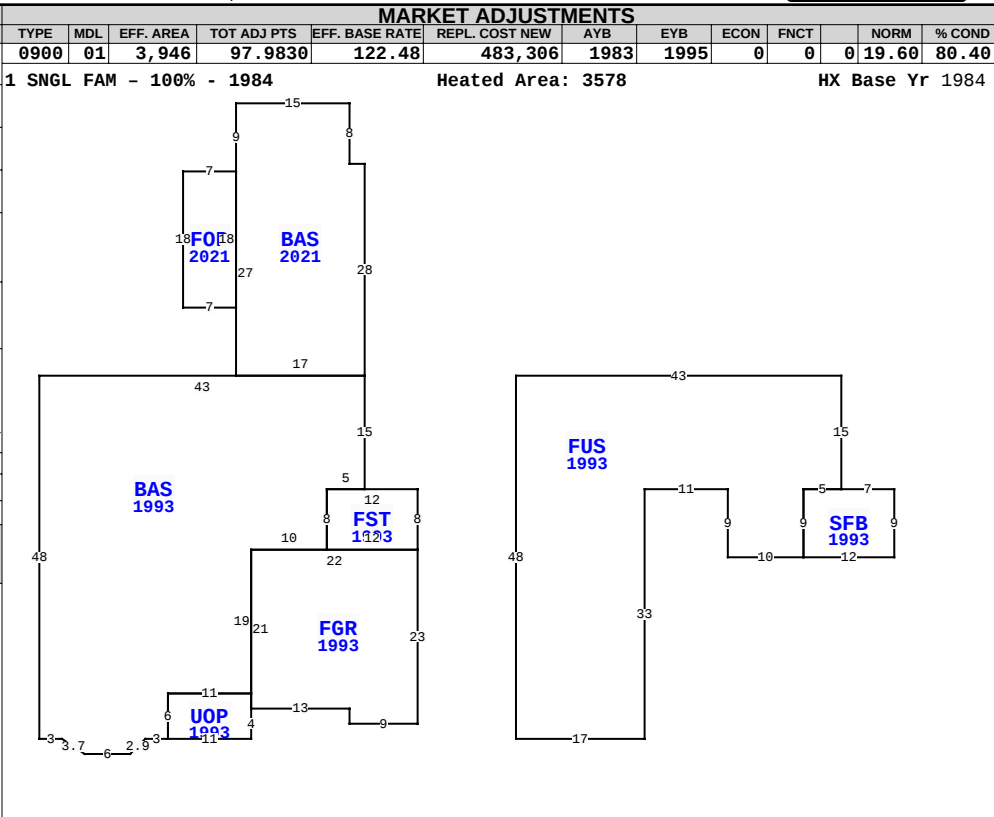
NEIGHBORHOOD/LOC	3027.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,600	100	1,600	157,558
BAS	596	100	596	58,690
FGR	480	55	264	25,997
FOP	126	30	38	3,742
FST	96	55	53	5,219
FUS	1,296	100	1,296	127,622
SFB	108	80	86	8,469
UOP	66	20	13	1,280

TOTALS	4,368		3,946	388,578
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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	0810	CONCRETE A	0	100	0	0	498.00	SF	6.50	6.50	
2	0820	WOOD WALK	0	100	0	0	142.00	SF	11.75	11.75	
3	0810	CONCRETE A	0	100	0	0	24.00	SF	6.50	6.50	
4	0812	CONCRETE C	0	100	0	0	2,314.00	SF	4.00	4.00	
5	0855	CONC PAVER	0	100	0	0	623.00	SF	7.00	7.00	
6	0861	POOL GUNIT	0	100	0	0	721.00	SF	85.00	85.00	
7	0858	SCULP CONC	0	100	51	3	153.00	SF	13.00	13.00	

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	



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

1362 MARIAN DR, FERNANDINA BEACH											
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TOTAL OB/XF											
24,224											

NASSAU COUNTY PROPERTY			
PAGE 1 of 1			8
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 8		Tax Dist:	
BUILDING MARKET VALUE		388,578	
TOTAL MARKET OB/XF VALUE		24,224	
TOTAL LAND VALUE - MARKET		350,000	
TOTAL MARKET VALUE		762,802	
SOH/AGL Deduction		402,531	
ASSESSED VALUE		360,271	
TOTAL EXEMPTION VALUE		HX HB 50,000	
BASE TAXABLE VALUE		310,271	
TOTAL JUST VALUE		762,802	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		646,966	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20212909	ADDITION	0	04/01/2021
B950316	REPAIR/RRF	2,600	04/01/1995

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
0646/0036	1/08/1992	QC	U	I	10
GRANTOR: CITY OF FDNA BEACH					
GRANTEE: GRAY ROY & CYNTHIA					
0263/0144	4/01/1978	WD	Q	V	13,000
GRANTOR:					
GRANTEE:					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2021] N28 W2 N8 W15 S9 FOP=[YR=2021] W7 S18 E7 N18\$ S27 E17 \$ BAS=[YR=1993] W43 S48 E3 D2 R3 E6 U2 R2 E3 UOP=[YR=1993] E11 N4 FGR=[YR=1993] E13 S2 E9 N23 FST=[YR=1993] N8W12 S8 E12\$ W22 S21\$ N2 W11 S6\$ N6 E11 N19E10 N8 E5 N15\$ PTR= E20 FUS=[YR=1993] E43 S15 SFB=[YR=1993] E7 S9 W12 N9 E5\$ W5 S9 W10 N9 W11 S33 W17 N48\$ W20\$.											