

PT OF TRACT 0
IN OR 1747/865
GORDIE SUB UNR

CHANDLER JOAN E/VONK RICHARD C
1365 MARIAN DRIVE
FERNANDINA BEACH, FL 32034

2024

00-00-30-0265-0000-0010



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY												
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 2												
Exterior Wall	10	ABOVE AVG 100	0900	01	3,056	102.7640	128.46	392,574	1981	1990	0	0	15.25	84.75	VALUATION BY STANDARD												
Roof Structur	03	GABLE/HIP 100	1 SNGL FAM - 100% - 2013													Heated Area: 2686											
Roof Cover	12	MODULAR MT 100														HX Base Yr 2013											
Interior Wall	05	DRYWALL 90																									
Interior Wall	08	DECORATIVE 10																									
Interior Floo	14	CARPET 60																									
Interior Floo	11	CLAY TILE 40																									
Air Condition	03	CENTRAL 100																									
Heating Type	04	AIR DUCTED 100																									
Bedrooms	3	100																									
Bathrooms	2	100																									
Frame	02	WOOD FRAME 100																									
Stories	2.	2. 100																									
Units	0	100																									
BUD8 Adjustme	04	DIST 01 100																									
Occupancy	00	NONE 100																									
Quality	03	Quality Level 03																									
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	1,068	100	1,068	116,273																							
BAS	32	100	32	3,484																							
BAS	500	100	500	54,435																							
DCK	136	10	14	1,524																							
FEP	252	80	202	21,992																							
FOP	35	30	10	1,089																							
FOP	54	30	16	1,742																							
FOP	180	30	54	5,879																							
FUS	986	100	986	107,346																							
FUS	100	100	100	10,887																							
TOTALS	3,715		3,056	332,706																							
EXTRA FEATURES					1365 MARIAN DR, FERNANDINA BEACH																						
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	0811	CONCRETE B	0	100	0	0	384.00	SF	5.20	5.20	100	1981	1981	3	35	699											
2	0525	GAZEBO	0	100	8	8	1.00	UT	5,000.00	5,000.00	100	1986	1986	3	20	1,000											
3	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1981	1981	3	49	980											
4	0510	GARAGE WD-	0	100	26	18	468.00	SF	35.00	35.00	100	1981	1981	3	20	3,276											
5	0681	POLE SHED	0	100	18	4	72.00	SF	15.00	15.00	100	1989	1989	3	20	216											
6	0940	SHEDS/PORT	0	100	10	10	100.00	SF	20.10	20.10	100	1989	1989	3	20	402											
7	0858	SCULP CONC	0	100	0	0	252.00	SF	13.00	13.00	100	2012	2012	3	98	3,210											
8	0811	CONCRETE B	0	100	0	0	1,821.00	SF	5.20	5.20	100	2012	2012	3	93	8,806											
9	0510	GARAGE WD-	0	100	20	20	400.00	SF	35.00	35.00	100	2012	2012	3	68	9,520											
10	0350	CARPORT WD	0	100	20	18	360.00	SF	13.00	13.00	100	2012	2012	3	55	2,574											
LAND DESCRIPTION					TOTAL OB/XF 30,683																						
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										
REVIEW DATE 01/31/2024 BY KBA Total Acres: 0.00 Total Land Value: 350,000 Market: 0 Agricultural: 0 Common: 350,000 PRINTED 08/06/2024 BY SYS																											

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