TRACT S
IN OR 2292/948
GORDIE SUB UNR

SLOPER MICHAEL & PATRICIA L/E/
1326 MARIAN DRIVE
FERNANDINA BEACH, FL 32034

2024

00-00-30-0265-000S-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

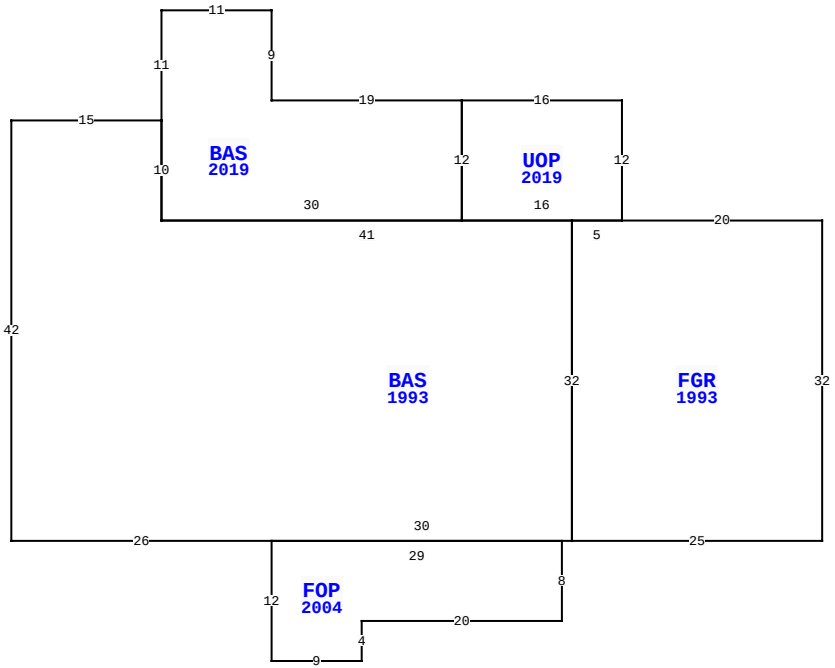
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	05	DIST 1A 100
Occupancy	00	NONE 100
Quality	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	1,942	100	1,942	199,548
BAS	459	100	459	47,164
FGR	800	55	440	45,212
FOP	268	30	80	8,220
UOP	192	20	38	3,905
TOTALS	3,661		2,959	304,048

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,959	99.6400	124.55	368,543	1981	1988	0	0	0	17.50	82.50

1 SNGL FAM – 100% - 2003 Heated Area: 2401 HX Base Yr 2003



1326 MARIAN DR, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		304,048
TOTAL MARKET OB/XF VALUE		23,363
TOTAL LAND VALUE - MARKET		350,000
TOTAL MARKET VALUE		677,411
SOH/AGL Deduction		400,167
ASSESSED VALUE		277,244
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		227,244
TOTAL JUST VALUE		677,411
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		565,002

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1810035	ADDITION	26,059	10/03/2018
B0311718	ADDITION	6,600	09/01/2003
B950358	REPAIR/RRF	2,900	07/01/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2292/0948	7/16/2019	LE	U	I	11	100
GRANTOR: SLOPER MICHAEL E & PA						
GRANTEE: MORRIS MAISIE T						
1053/1329	5/02/2002	WD	Q	I		216,000
GRANTOR: STEWART STANLEY WAYNE						
GRANTEE: SLOPER MICHAEL E &						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=1993] W20 UOP=[YR=2019] N12 W16 BAS=[YR=2019] W19 N9 W11 S11 BAS=[YR=1993] W15 S42 E26 FOP=[YR=2004] S12 E9N4 E20 N8 W29$ E30 N32 W 41 N10$ S10 E30 N12$ S12 E16 $ W5 S32 E25 N32$.

EXTRA FEATURES

LN	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	0855	CONC PAVER	0	100	0	0	1,666.00	SF	7.00	7.00	100	2013	2013	3	94	10,962	
3	0811	CONCRETE B	0	100	30	20	600.00	SF	5.20	5.20	100	2013	2013	3	94	2,933	
4	0510	GARAGE WD-	0	100	24	16	384.00	SF	35.00	35.00	100	2004	2004	3	36	4,838	
5	0680	POLE SHED	0	100	24	18	432.00	SF	10.00	10.00	100	2004	2004	3	36	1,555	
6	0825	BRICK	0	100	14	4	56.00	SF	12.50	12.50	100	2004	2004	3	96	672	
7	0351	CARPORT MT	0	100	24	18	432.00	SF	5.90	5.90	100	2006	2006	3	27	688	

LAND DESCRIPTION

TOTAL OB/XF 23,363

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH 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