TRACT T
IN OR 2634/766
GORDIE SUB UNR

GREISINGER ROBERT G & GINA A
220 HALEY FARM WAY
CANTON, GA 30115

2024

00-00-30-0265-000T-0000

NASSAU COUNTY PROPERTY

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	03	CONC FINSH 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	05	DIST 1A 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

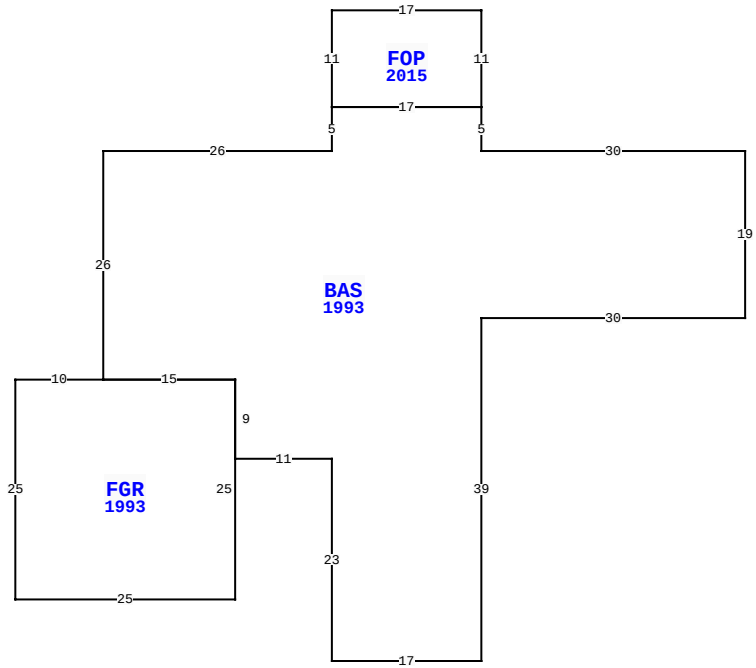
DOR CODE 0100 SINGLE FAMILY
MAP NUM
MKT AREA 03
NEIGHBORHOOD/LOC 3027.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,416	100	2,416	493,890
FGR	625	55	344	70,322
FOP	187	30	56	11,448
TOTALS	3,228		2,816	575,660

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	2,816	139.4208	209.13	588,910	1981	2020	0	0	0	2.25	97.75

1 SFR CUST – 0% - 2024 Heated Area: 2416 HX Base Yr



1314 MARIAN DR, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	575,660
TOTAL MARKET OB/XF VALUE	63,236
TOTAL LAND VALUE - MARKET	350,000
TOTAL MARKET VALUE	988,896
SOH/AGL Deduction	0
ASSESSED VALUE	988,896
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	988,896
TOTAL JUST VALUE	988,896
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	661,165

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20212820	CARPORT	0	04/01/2021
B1530079	REMODEL	75,000	03/01/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2634/766	4/26/2023	WD	Q	I	02	1,300,000
GRANTOR: MARKOWSKI PAUL A & KA						
GRANTEE: GREISINGER ROBERT G						
2147/0298	9/20/2017	WD	Q	I	02	569,400
GRANTOR: QUATTLEBAUM JOSEPH &						
GRANTEE: MARKOWSKI PAUL A &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W30 N5 FOP=[YR=2015] N11 W17 S11 E17$ W17 S5 W26 S26 FGR=[YR=1993] W10 S25 E25 N25 W15$ E15 S9 E11 S23 E17 N39 E30 N19 $.

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	0811	CONCRETE B	0	0	0	0	2,662.00	SF	5.20	5.20	100	2021	2021	3	99	13,704	
2	0351	CARPORT MT	0	0	0	0	252.00	SF	10.00	10.00	100	2021	2021	3	93	2,344	
3	0861	POOL GUNIT	0	0	0	0	560.00	SF	85.00	85.00	100	2015	2015	3	78	37,128	
4	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1981	1981	3	49	1,715	
5	0810	CONCRETE A	0	0	0	0	176.00	SF	6.50	6.50	100	1981	1981	3	35	400	
6	0803	ASPHALT C	0	0	0	0	2,935.00	SF	2.00	2.00	100	1981	1981	3	50	2,935	
7	0871	POOL HTR R	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	2015	2015	3	70	1,400	
8	0855	CONC PAVER	0	0	0	0	380.00	SF	10.00	10.00	100	2015	2015	3	95	3,610	

LAND DESCRIPTION

TOTAL OB/XF 63,236

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	0		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