LOT 17
IN OR 2137/39
OAK CREST PB 5/135

**COOK THOMAS M & MORA MARIA**
2038 MARLIN COURT
FERNANDINA BEACH, FL 32034

# 2024

**00-00-30-0410-0017-0000**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

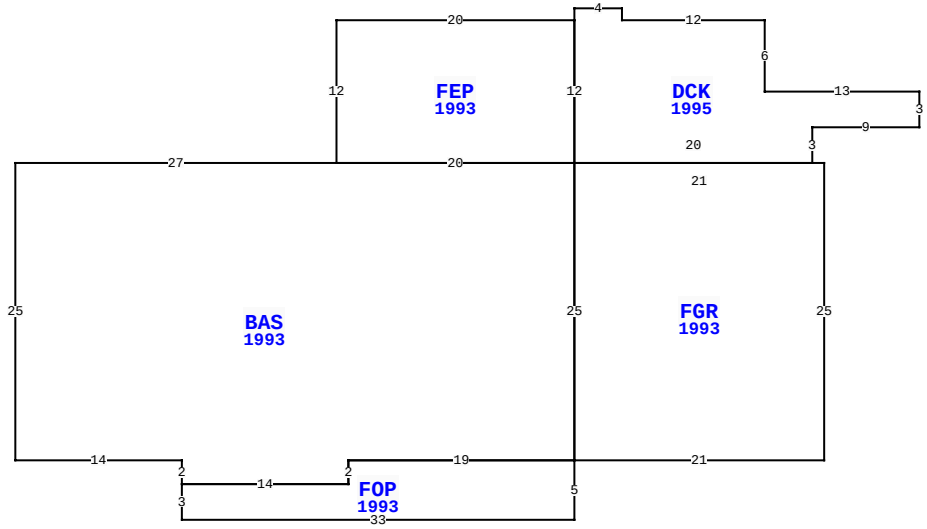
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 10 | ABOVE AVG 70 |
| Exterior Wall | 12 | CEDAR 30 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 12 | HARDWOOD 70 |
| Interior Floo | 15 | HARDTILE 30 |
| 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 | 06 | Quality Level 06 |
| DOR CODE | 0100 | SINGLE FAMILY |
| MAP NUM | | MKT AREA 02 |
| NEIGHBORHOOD/LOC | 2008.00 | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 1,203 | 100 | 1,203 | 184,839 |
| DCK | 247 | 10 | 25 | 3,841 |
| FEP | 240 | 80 | 192 | 29,501 |
| FGR | 525 | 55 | 289 | 44,405 |
| FOP | 137 | 30 | 41 | 6,299 |
| TOTALS | 2,352 | | 1,750 | 268,885 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0900 | 01 | 1,750 | 138.3450 | 172.93 | 302,628 | 1988 | 2000 | 0 | 0 | 0 | 11.15 | 88.85 |

1 SNGL FAM – 100% - 2020 Heated Area: 1203 HX Base Yr 2020




2038 MARLIN CT, FERNANDINA BEACH

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 04/03/2024 MLU |
| INC DATE | | AG DATE | |

## VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 8 | Tax Dist: | |
| BUILDING MARKET VALUE | | 268,885 |
| TOTAL MARKET OB/XF VALUE | | 5,484 |
| TOTAL LAND VALUE - MARKET | | 150,000 |
| TOTAL MARKET VALUE | | 424,369 |
| SOH/AGL Deduction | | 188,052 |
| ASSESSED VALUE | | 236,317 |
| TOTAL EXEMPTION VALUE | HX HB | 50,000 |
| BASE TAXABLE VALUE | | 186,317 |
| TOTAL JUST VALUE | | 424,369 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 377,666 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2137/0039 | 7/28/2017 | WD | Q | I | 01 | 253,000 |
| GRANTOR: WALKER JENNIFER J | | | | | | |
| GRANTEE: COOK THOMAS M & MAR | | | | | | |
| 1641/0091 | 9/17/2009 | WD | Q | I | 01 | 217,000 |
| GRANTOR: HEETER CYNTHIA M DUBB | | | | | | |
| GRANTEE: WALKER JENNIFER J | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

DCK=[YR=1995] W13N6W12N1W4S1 FEP=[YR=1993] W20S12
BAS=[YR=1993] W27S25 E14S2 FOP=[YR=1993] S3E33N5W19S2W14$
E14N2E19 FGR=[YR=1993] E21N25W21 S25 $ N25 W20$ E20N12$
S12E20N3E9 N3$.

## 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 | 0810 | CONCRETE A | 0 | 100 | 16 | 3 | 48.00 | SF | 6.50 | 6.50 | 100 | 1988 | 1988 | 3 | 54.5 | 170 | |
| 2 | 0810 | CONCRETE A | 0 | 100 | 75 | 16 | 1,200.00 | SF | 6.50 | 6.50 | 100 | 1988 | 1988 | 3 | 54.5 | 4,251 | |
| 3 | 0962 | SKYLIGHT | 0 | 100 | 0 | 0 | 1.00 | UT | 250.00 | 250.00 | 100 | 2008 | 2008 | 3 | 89 | 223 | |
| 4 | 0940 | SHEDS/PORT | 0 | 100 | 7 | 10 | 70.00 | SF | 30.00 | 30.00 | 100 | 2009 | 2009 | 3 | 40 | 840 | |

## LAND DESCRIPTION

TOTAL OB/XF 5,484

| 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 | 0006 | RG-1 | 0.00 | 0.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 150,000.00 | 150,000.00 | 150,000 | | | | | | | |

REVIEW DATE 01/31/2024 BY KBA Total Acres: 0.00 Total Land Value: 150,000 Market: 0 Agricultural: 0 Common: 150,000 PRINTED 08/06/2024 BY SYS