LOT 21
OAK CREST PB 5/135

FORD NICOLE & NEVIN
2043 MARLIN COURT
FERNANDINA BEACH, FL 32034

2024

00-00-30-0410-0021-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

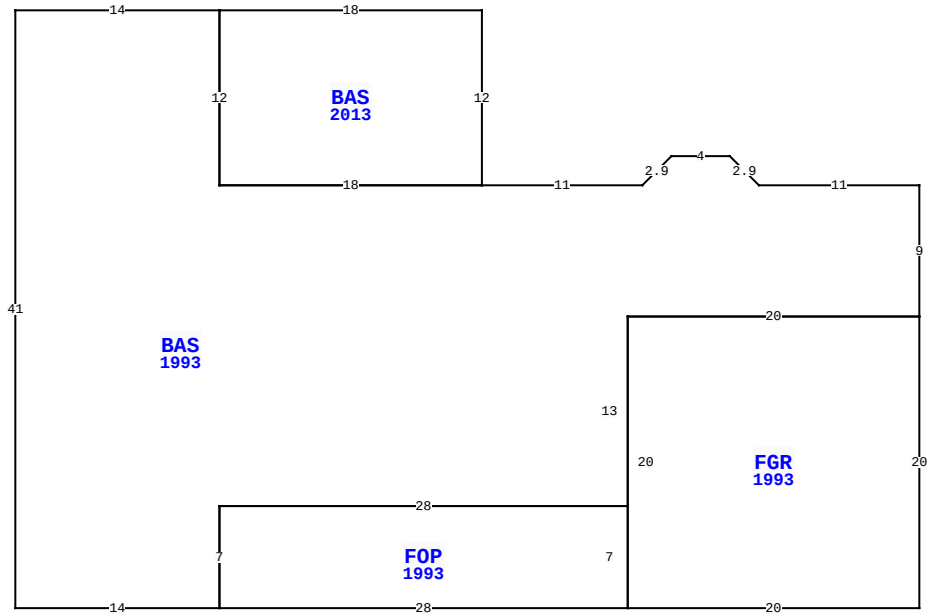
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	12	CEDAR 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD 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	1,382	100	1,382	204,341
BAS	216	100	216	31,937
FGR	400	55	220	32,529
FOP	196	30	59	8,724
TOTALS	2,194		1,877	277,531

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,877	137.2686	171.59	322,074	1987	1995	0	0	0	13.83	86.17

1 SNGL FAM – 0% - 0 Heated Area: 1598 HX Base Yr



2043 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	277,531
TOTAL MARKET OB/XF VALUE	3,323
TOTAL LAND VALUE - MARKET	150,000
TOTAL MARKET VALUE	430,854
SOH/AGL Deduction	82,190
ASSESSED VALUE	348,664
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	348,664
TOTAL JUST VALUE	430,854
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	383,652

PERMIT NUM	DESCRIPTION	AMT	ISSUED
4407	NEW CONSTR	45,220	10/02/1987

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2702/1641	3/27/2024	WD	Q	I	02	470,000
GRANTOR: STANZIALE ADDO & JULI						
GRANTEE: FORD NICOLE & NEVIN						
1857/0050	5/16/2013	WD	Q	I	02	159,300
GRANTOR: JACKSON VIRGINIA SUE						
GRANTEE: STANZIALE ADDO & JU						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W11 U2 L2 W4 L2 D2 W11 BAS=[YR=2013] N12 W18 S12 E18 $ W18 N12 W14 S41 E14 FOP=[YR=1993] E28 FGR=[YR=1993] E20 N20 W20 S20 $ N7 W28 S7 $ N7 E28 N13 E20 N9 $.

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	0	30	3	90.00	SF	6.50	6.50	100	1987	1987	3	52	304	
2	0810	CONCRETE A	0	0	50	16	800.00	SF	6.50	6.50	100	1987	1987	3	52	2,704	
3	0350	CARPORT WD	0	0	11	11	121.00	SF	13.00	13.00	100	1987	1987	3	20	315	

LAND DESCRIPTION

TOTAL OB/XF 3,323

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	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