

LOT 24
IN OR 720/380
OAK CREST PB 5/135

KING CLYDE O & SUSAN M
2075 MARLIN COURT
FERNANDINA BEACH, FL 32034

2024

00-00-30-0410-0024-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 60
Interior Floo	14	CARPET 40
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
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NEIGHBORHOOD/LOC	2008.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,288	100	1,288	175,755
BAS	264	100	264	36,024
FGR	441	55	243	33,159
FOP	196	30	59	8,051
PTO	220	5	11	1,501
TOTALS	2,409		1,865	254,490

EXTRA FEATURES	
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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	0810	CONCRETE A	0	100	30	3	90.00	SF	6.50	6.50	100	1988	1988	3	54.5	319	
2	0810	CONCRETE A	0	100	54	16	864.00	SF	6.50	6.50	100	1988	1988	3	54.5	3,061	
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1988	1988	3	64	2,240	
4	0940	SHEDS/PORT	0	100	12	8	96.00	SF	30.00	30.00	100	1999	1999	3	20	576	

LAND DESCRIPTION	
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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		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
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MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0900	01	1,865	130.7320	163.42	304,778	1988	1990	0	0	0	16.50	83.50

1 SNGL FAM - 100% - 1995

Heated Area: 1552

HX Base Yr 1995

PTO 2013

BAS 2013

BAS 1993

FGR 1993

FOP 1993

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

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	0810	CONCRETE A	0	100	30	3	90.00	SF	6.50	6.50	100	1988	1988	3	54.5	319	
2	0810	CONCRETE A	0	100	54	16	864.00	SF	6.50	6.50	100	1988	1988	3	54.5	3,061	
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1988	1988	3	64	2,240	
4	0940	SHEDS/PORT	0	100	12	8	96.00	SF	30.00	30.00	100	1999	1999	3	20	576	

TOTAL OB/XF	6,196
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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		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
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Total Acres:	0.00	Total Land Value:	150,000	Market:	0	Agricultural:	0	Common:	150,000
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NASSAU COUNTY PROPERTY										PAGE 1 of 1		8
VALUATION SUMMARY												

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	254,490
TOTAL MARKET OB/XF VALUE	6,196
TOTAL LAND VALUE - MARKET	150,000
TOTAL MARKET VALUE	410,686
SOH/AGL Deduction	280,083
ASSESSED VALUE	130,603
TOTAL EXEMPTION VALUE	50,000
BASE TAXABLE VALUE	80,603
TOTAL JUST VALUE	410,686
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	364,619

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B985521	ADDITION	10,080	11/01/1998
4543	NEW CONSTR	44,040	12/09/1987

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B985521	ADDITION	10,080	11/01/1998
4543	NEW CONSTR	44,040	12/09/1987

BUILDING NOTES
BUILDING DIMENSIONS
BAS=[YR=1993] W12 PTO=[YR=2013] N10 W22 S10 BAS=[YR=2013] S12 E22 N12 W22\$ E22\$S12 W32 U2 L2 W4 D2 L2 W9 S8 FGR=[YR=1993] S21 E21 FOP=[YR=1993] E28 N7 W28 S7\$ N21 W21\$ E21 S14 E28 S7 E12 N41\$.

BUILDING NOTES
BUILDING DIMENSIONS
BAS=[YR=1993] W12 PTO=[YR=2013] N10 W22 S10 BAS=[YR=2013] S12 E22 N12 W22\$ E22\$S12 W32 U2 L2 W4 D2 L2 W9 S8 FGR=[YR=1993] S21 E21 FOP=[YR=1993] E28 N7 W28 S7\$ N21 W21\$ E21 S14 E28 S7 E12 N41\$.

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