

BLOCK 20 LOTS S30 FT OF 13 &
N35 FT OF 14 & 15
IN OR 1435/1509

CHANDLER JOAN E
1365 MARIAN DR
FERNANDINA BEACH, FL 32034-5442

2024

00-00-31-1800-0020-0130



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY												
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1 2																	
Exterior Wall	14	WD SHINGLE 100	0900	01	1,251	118.1440	147.68	184,748	1930	1990	0	0	0	16.50	83.50	VALUATION BY STANDARD																
Roof Structur	03	GABLE/HIP 100	1 SNGL FAM - 0% - 0										Heated Area: 1189										Tax Group: 2 Tax Dist:									
Roof Cover	03	COMP SHNGL 100	STP 2000 BAS 1993 FOP 1993										HX Base Yr										BUILDING MARKET VALUE 154,265									
Interior Wall	05	DRYWALL 50											TOTAL MARKET OB/XF VALUE 5,306																			
Interior Wall	05	DRYWALL 50											TOTAL LAND VALUE - MARKET 260,000																			
Interior Floo	12	HARDWOOD 80											TOTAL MARKET VALUE 419,571																			
Interior Floo	11	CLAY TILE 20											SOH/AGL Deduction 73,573																			
Air Condition	03	CENTRAL 100											ASSESSED VALUE 345,998																			
Heating Type	04	AIR DUCTED 100											TOTAL EXEMPTION VALUE 0																			
Bedrooms	2	100											BASE TAXABLE VALUE 345,998																			
Bathrooms	1	100											TOTAL JUST VALUE 419,571																			
Frame	02	WOOD FRAME 100											NCON VALUE 0																			
Stories	1.	1. 100	INCOME VALUE																													
Units	0	100	PREVIOUS YEAR MKT VALUE 412,793																													
BUD8 Adjustme	02	DIST FB 100																														
Occupancy	00	NONE 100																														
Quality	03	Quality Level 03																														
DOR CODE	0100	SINGLE FAMILY																														
MAP NUM		MKT AREA	01																													
NEIGHBORHOOD/LOC	1005.00																															
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																												
BAS	1,189	100	1,189	146,619																												
FOP	203	30	61	7,522																												
STP	12	10	1	124																												
TOTALS	1,404		1,251	154,265																												
EXTRA FEATURES			307 N 5TH ST, FERNANDINA BEACH																													
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	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1960	1960	3	22	770																
2	0510	GARAGE WD-	0	0	20	20	400.00	SF	35.00	35.00	100	1990	1990	3	20	2,800																
3	0810	CONCRETE A	0	0	0	0	529.00	SF	6.50	6.50	100	1960	1960	3	20	688																
4	0819	CONC 12"	0	0	3	8	24.00	SF	9.50	9.50	100	1960	1960	3	20	46																
5	0810	CONCRETE A	0	0	26	4	104.00	SF	6.50	6.50	100	1960	1960	3	20	135																
6	0825	BRICK	0	0	31	3	93.00	SF	6.25	6.25	100	1999	1999	3	93	541																
7	0825	BRICK	0	0	12	3	36.00	SF	6.25	6.25	100	1980	1980	3	73.5	165																
8	1076	TRELLIS A	0	0	14	10	140.00	SF	3.75	3.75	100	1999	1999	3	23	121																
9	0100	BAR-B-Q	0	0	0	0	1.00	UT	200.00	200.00	100	1999	1999	3	20	40																
LAND DESCRIPTION										TOTAL OB/XF 5,306																						
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	0	0006	R-2	65.00	100.00	65.00	FF		1.00	1.00	1.00	4,000.00	4,000.00	260,000															
REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 260,000 Market: 0 Agricultural: 0 Common: 260,000 PRINTED 08/06/2024 BY SYS																																