

IN OR 2226/1051
SECS 11 & 12
EX & ESMT IN OR 496/875

HANEY BROOKS R & ASHLEY M
1283 MARIAN DRIVE
FERNANDINA BEACH, FL 32034

2024

12-2N-28-0000-0008-0000



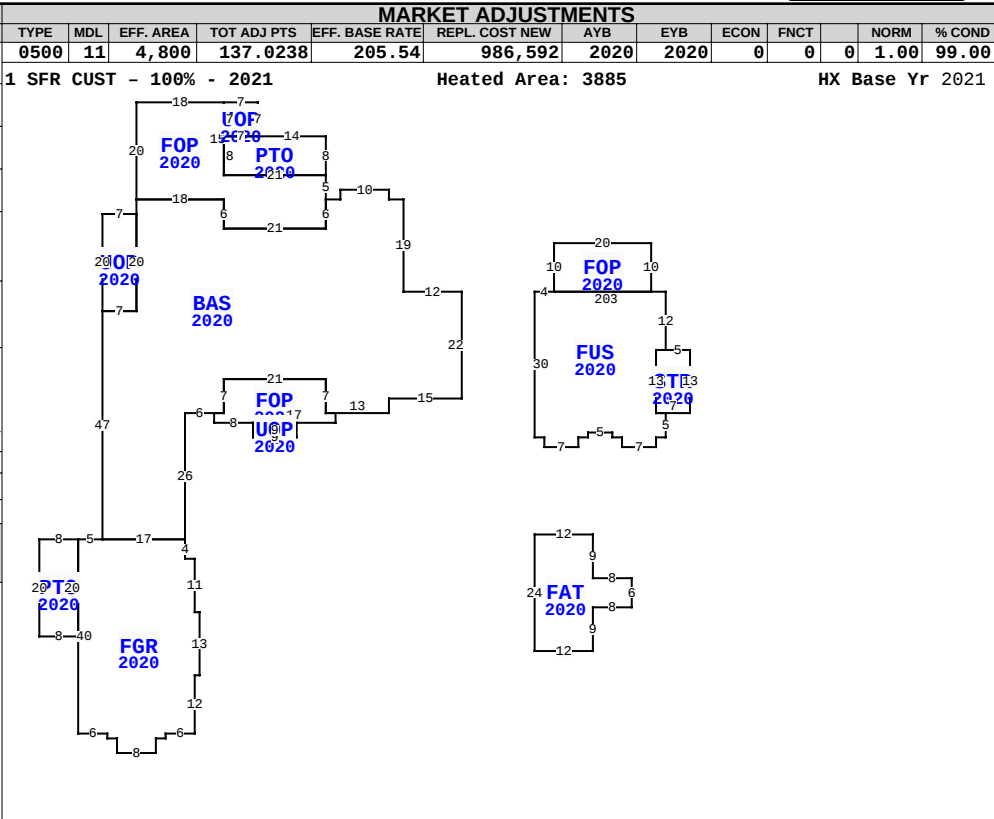
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	12	HARDWOOD 80
Interior Floor	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100

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	3,011	100	3,011	612,692
FAT	336	20	67	13,633
FGR	1,001	55	551	112,120
FOP	197	30	59	12,006
FOP	200	30	60	12,209
FOP	591	30	177	36,017
FUS	807	100	807	164,212
PTO	160	5	8	1,628
PTO	168	5	8	1,628
STR	91	10	9	1,832
TOTALS	6,778		4,800	976,726

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0504	FP-ELECTRI	0 100	0	0	2.00	UT	2,000.00	2,000.00	100	2020
2	0855	CONC PAVER	0 100	0	0	2,484.00	SF	10.00	10.00	100	2020
3	0810	CONCRETE A	0 100	0	0	120.00	SF	6.50	6.50	100	2020
4	0825	BRICK	0 100	0	0	70.00	SF	12.50	12.50	100	2020
5	0300	BOAT DCK W	0 100	0	0	761.00	SF	40.00	40.00	100	2020
6	0317	DCK PLNG W	0 100	0	0	2.00	UT	1,000.00	1,000.00	100	2020
7	0303	FLT DOCK W	0 100	10	10	100.00	SF	26.00	26.00	100	2020
8	0311	WD GANG WY	0 100	0	0	10.00	SF	45.00	45.00	100	2020

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000132	C	SFR RIVER	100	0006	RSF-1	95.00	305.00	95.00	FF	



** This building has 13 Sub-Areas

1283 MARIAN DR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
100	2020	2020	3	99	3,960	
100	2020	2020	3	99	24,592	
100	2020	2020	3	99	772	
100	2020	2020	3	100	875	
100	2020	2020	3	93	28,309	
100	2020	2020	3	90	1,800	
100	2020	2020	3	93	2,418	
100	2020	2020	3	93	405	

TOTAL OB/XF											
63,131											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 8			Tax Dist:
BUILDING MARKET VALUE			976,726
TOTAL MARKET OB/XF VALUE			63,131
TOTAL LAND VALUE - MARKET			712,500
TOTAL MARKET VALUE			1,752,357
SOH/AGL Deduction			285,024
ASSESSED VALUE			1,467,333
TOTAL EXEMPTION VALUE			50,000
BASE TAXABLE VALUE			1,417,333
TOTAL JUST VALUE			1,752,357
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			1,661,428

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1908662	NEW CONSTR	0	11/01/2019

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2226/1051	9/26/2018	WD Q	Q	I	01
GRANTOR: COLLINS JANE G P & CA					
GRANTEE: HANEY BROOKS R & AS					
2165/0769	12/19/2017	WD U	U	I	11
GRANTOR: COLLINS JANE GARRETT					
GRANTEE: COLLINS JANE GARRET					

BUILDING NOTES											
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BAS=[YR=2020] W12 N19 W3 N2 W10 S2 W3 FOP=[YR=2020] N5
PTO=[YR=2020] N8 W14 UOP=[YR=2020] N7 W7 S7 E7\$ W7 S8 E21 \$
W21 N15 W18 S20 E18 S6 E21 N6\$ S6 W21 N6 W18 S3 UOP=[YR=2020]
W7 S20 E7 N20\$ S20 W7 S47 FGR=[YR=2020] W5 PTO=[YR=2020] W8
S20 E8 N20\$ S40 E6 S1 E2 S3 E8 N3 E2 N1 E6 N12 E1 N13 W1 N11
W2 N4 W17\$ E17 N26 E6 FOP=[YR=2020] S2 E8 UOP=[YR=2020] S3 E9
N3 W9\$ E17 N2 W2 N7 W21 S7 W2\$ E2 N7 E21 S7 E13 N3 E15 N22\$
PTR=E15 FUS=[YR=2020] E4 FOP=[YR=2020] N10 E20 S10 W20\$ E23
S12 STR=[YR=2020] E5 S13 W7 N13 E2\$ W2 S13 E2 S5 W2 S2 W7 N2
W2 N1 W5 S1 W2 S2 W7 N2 W2 N30\$ W15\$ PTR=E15 S50
FAT=[YR=2020] E12 S9 E8 S6 W8 S9 W12 N24\$ W15 N50\$.