LOT 13
OAK CREST PB 5/135

BRASIER DALLAS A LIVING TRUST/BRASIER DALLAS TRUST
2078 MARLIN CT
FERNANDINA BEACH, FL 32034

2025

00-00-30-0410-0013-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

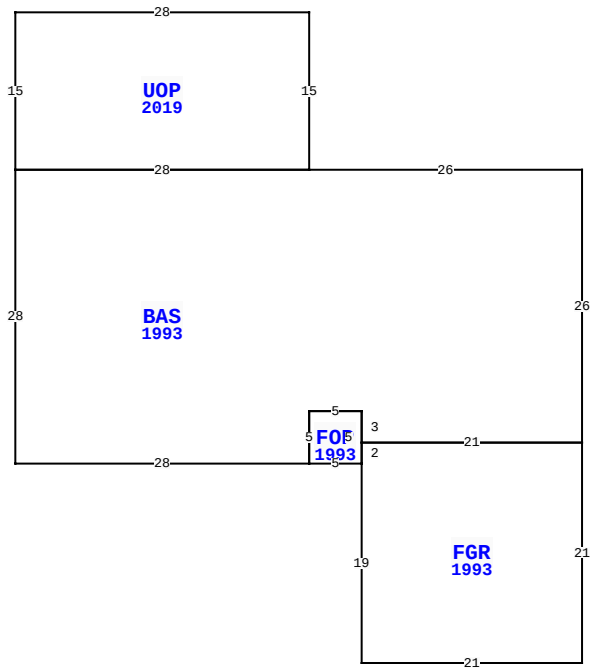
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 80
Exterior Wall	12	CEDAR 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	12	HARDWOOD 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		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
NEIGHBORHOOD/LOC	2008.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,445	100	1993	1,445	209,036
FGR	441	55	1993	243	35,152
FOP	25	30	1993	8	1,157
UOP	420	20	2019	84	12,151
TOTALS	2,331			1,780	257,498

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,780	127.8800	168.80	300,464	1987	1995	0	0	0	14.30	85.70

1 SNGL FAM – 100% - 1996 Heated Area: 1445 HX Base Yr 1996



2078 MARLIN CT, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		257,498
TOTAL MARKET OB/XF VALUE		45,539
TOTAL LAND VALUE - MARKET		200,000
TOTAL MARKET VALUE		503,037
SOH/AGL Deduction		339,279
ASSESSED VALUE		163,758
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		113,036
TOTAL JUST VALUE		503,037
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		441,922

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1911128	SWIM POOL	30,000	10/23/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2671/1010	9/15/2023	SW	U	I	11	100
GRANTOR: BRASIER DALLAS A						
GRANTEE: BRASIER DALLAS A LI						
0724/0676	2/22/1995	WD	Q	I		70,000
GRANTOR: AULL STEVEN W & LISA						
GRANTEE: BRASIER DALLAS A						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W26 UOP=[YR=2019] N15 W28 S15 E28 $ W28 S28 E28
FOP=[YR=1993] E5 FGR=[YR=1993] S19 E21 N21 W21 S2$ N5 W5 S5
$ N5 E5 S3 E21 N26 $.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1987	1987	3	60	2,100	
2	0855	CONC PAVER	0	100	0	0	1,044.00	SF	10.00	10.00	100	2019	2019	3	97	10,127	
3	0855	CONC PAVER	0	100	26	3	78.00	SF	10.00	10.00	100	2019	2019	3	97	757	
4	0861	POOL GUNIT	0	100	0	0	300.00	SF	85.00	85.00	100	2019	2019	3	87	22,185	
5	0855	CONC PAVER	0	100	0	0	900.00	SF	10.00	10.00	100	2019	2019	3	97	8,730	
6	0871	POOL HTR R	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2019	2019	3	82	1,640	

LAND DESCRIPTION

TOTAL OB/XF 45,539

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	RES	100		RG-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	200,000.00	200,000.00	200,000							

REVIEW DATE 01/31/2024 BY KBA Total Acres: 0.00 Total Land Value: 200,000 Market: 0 Agricultural: 0 Common: 200,000 PRINTED 07/30/2025 BY SYS