LOT 15
OAK CREST PB 5/135

BENNETT LOUIS & JULIE HARPER
2058 MARLIN CT
FERNANDINA BEACH, FL 32034

2025

00-00-30-0410-0015-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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

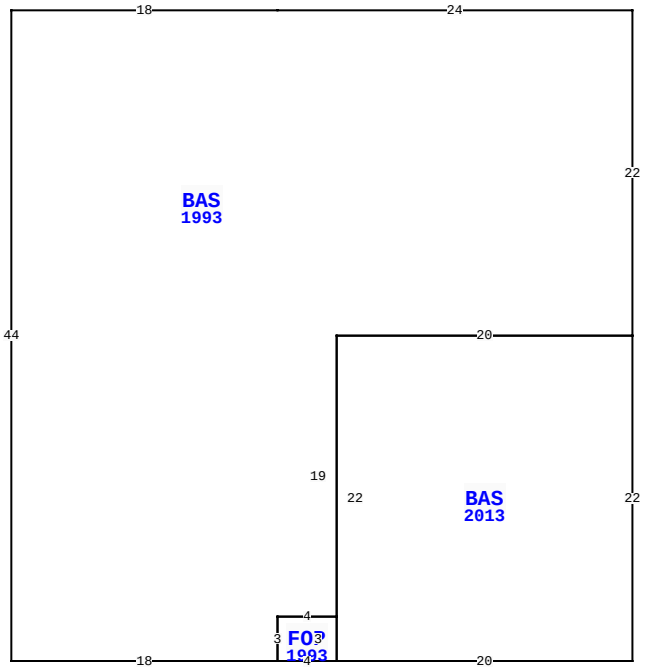
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	2008.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,396	100	1993	1,396	231,915
BAS	440	100	2013	440	73,096
FOP	12	30	1993	4	664
TOTALS	1,848			1,840	305,676

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,840	131.1000	173.05	318,412	1988	2015	0	0	0	4.00	96.00

1 SNGL FAM – 0% - 2025 Heated Area: 1836 HX Base Yr



2058 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	305,676
TOTAL MARKET OB/XF VALUE	6,494
TOTAL LAND VALUE - MARKET	200,000
TOTAL MARKET VALUE	512,170
SOH/AGL Deduction	0
ASSESSED VALUE	512,170
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	512,170
TOTAL JUST VALUE	512,170
NCON VALUE	48,912
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	391,282

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B240009107	INTERIOR, EXTERIO	100,000	08/05/2024
4580	NEW CONSTR	49,455	12/31/1987

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2777/381	3/27/2025	WD	Q	I	01	705,000
GRANTOR: IMUA PROPERTY INVESTM						
GRANTEE: BENNETT LOUIS & JUL						
2723/1742	7/03/2024	WD	Q	I	01	520,000
GRANTOR: TOMES JUSTIN L & BAIL						
GRANTEE: IMUA PROPERTY INVES						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993;ORIG=-24,10] W18 S44 E18 N3 E4 N19 E20 N22 W24 $
BAS=[YR=2013;ORIG=-20,54] E20 N22 W20 S22 $
FOP=[YR=1993;ORIG=-24,54] E4 N3 W4 S3 $
.

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	0	0	0	1.00	UT	3,500.00	3,500.00	100	1988	1988	3	62	2,170	
2	0812	CONCRETE C	0	0	0	0	1,424.00	SF	4.00	4.00	100	1988	1988	3	52	2,962	
3	0810	CONCRETE A	0	0	31	3	93.00	SF	6.50	6.50	100	1988	1988	3	52	314	
4	0810	CONCRETE A	0	0	14	12	168.00	SF	6.50	6.50	100	1988	1988	3	52	568	
5	0940	SHEDS/PORT	0	0	10	8	80.00	SF	30.00	30.00	100	2000	2000	3	20	480	

LAND DESCRIPTION

TOTAL OB/XF 6,494

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	0		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