

MANOEL CARLA A/MEAD DANIEL M
PO BOX 584
DEL MAR, CA 92014

00-00-30-0410-0016-0000

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall16WD FR STUC 90

Exterior Wall12CEDAR 10

Roof Structur03GABLE/HIP 100

Roof Cover03COMP SHNGL 100

Interior Wall05DRYWALL 100

Interior Floo14CARPET 80

Interior Floo08SHT VINYL 20

Air Condition03CENTRAL 100

Heating Type04AIR DUCTED 100

Bedrooms3 100

Bathrooms2 100

Frame Stories Units02WOOD FRAME 100
1. 100
0 100

BUD8 Adjustme Occupancy05DIST 1A 100
00 NONE 100

Quality06Quality Level 06

DOR CODE0100SINGLE FAMILY

MAP NUMMKT AREA02

NEIGHBORHOOD/LOC2008.00

AREA TYPETOTAL GROSS AREAPCT OF BASEYEARTOT ADJ AREASUBAREA MARKET VALUE

BAS1,47110019931,471200,915

BAS306100201330641,795

FGR42055199323131,551

FOP203019936820

FOP2523020137610,381

MARKET ADJUSTMENTS

TYPETYPEMDLEFF. AREA TOT ADJ PTS EFF. BASE RATE REPL. COST NEW AYB EYB ECON FNCT NORM % COND

0900012,090123.1811162.60339,834198819920016.0084.00

1 SNGL FAM - 0% - 0Heated Area: 1777HX Base Yr

1714181818

1714

23312828

2728

313

54

2128

2019

21

NASSAU COUNTY PROPERTY

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VALUATION BYSTANDARD

Tax Group: 8Tax Dist:

BUILDING MARKET VALUE285,461

TOTAL MARKET OB/XF VALUE4,531

TOTAL LAND VALUE - MARKET200,000

TOTAL MARKET VALUE489,992

SOH/AGL Deduction112,010

ASSESSED VALUE377,982

TOTAL EXEMPTION VALUE0

BASE TAXABLE VALUE377,982

TOTAL JUST VALUE489,992

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE426,651

PERMIT NUMDESCRIPTIONAMTISSUED

4526NEW CONSTR50,64012/01/1987

SALES DATA

OFF RECORD NumberDATETYPE INSTQ / I V / I RSN CD SALE PRICE

1344/11878/24/2005WD Q I15,000

GRANTOR:TOMASINI RUSSELL & BR

GRANTEE:MANOEL CARLA A & DA

0542/08325/06/1988WD Q V15,000

GRANTOR:MIDLAND PROPERTIES

GRANTEE:TOMASINI RUSSELL

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2013] W14 BAS=[YR=2013] W17 S18 BAS=[YR=1993] W23 S27
FGR=[YR=1993] S20 E21 N19 FOP=[YR=1993] E5 N4 W5 S4 \$ N1 W21
\$ E21 N3 E5 S4 E28 N28 W31\$ E17 N18\$ S18 E14 N18\$.

EXTRA FEATURES

2046 MARLIN CT, FERNANDINA BEACH

L NOB/XF CODEDESCRIPTIONBLDCAPLWUNITSUTAdj RADJ UNIT PRICEORIG CONDYEAR ONYEAR ACTUALQ% CONDOB/XF MKT VALUENOTES

10811CONCRETE B004816768.00SF5.205.20100198819883522,077

20810CONCRETE A0028384.00SF6.506.5010019881988352284

30500FP-PRE FAB00001.00UT3,500.003,500.00100198819883622,170

LAND DESCRIPTION

TOTAL OB/XF4,531

L NUSE CODECLSLAND USE DESCRIPTIONCAPRDLOC ZONEFRONTDEPTHTOT LND UTSUNIT TYPEDTDPHFAC% CONDTOT ADJUNIT PRICEADJ UNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

1000100CRES0RG-10.000.001.00LT1.001.001.00200,000.00200,000.00200,000

REVIEW DATE01/31/2024BYKBA

Total Acres: 0.00Total Land Value: 200,000Market: 0Agricultural: 0Common: 200,000PRINTED 07/30/2025 BY SYS