LOT 18
OAK CREST PB 5/135

CUSHMAN JEREMY G & APRIL B
2020 MARLIN COURT
FERNANDINA BEACH, FL 32034

2025

00-00-30-0410-0018-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

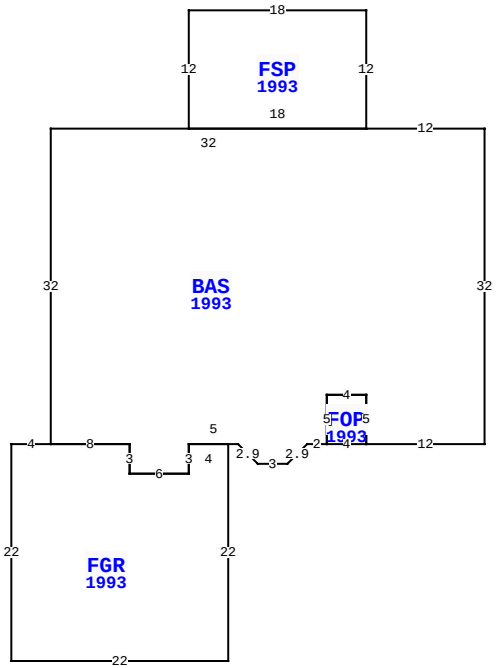
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD 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	1,416	100	1993	1,416	208,283
FGR	466	55	1993	256	37,656
FOP	20	30	1993	6	882
FSP	216	40	1993	86	12,650
TOTALS	2,118			1,764	259,471

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,764	131.1000	173.05	305,260	1988	1994	0	0	0	15.00	85.00

1 SNGL FAM – 100% - 2024 Heated Area: 1416 HX Base Yr 2024



2020 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		259,471
TOTAL MARKET OB/XF VALUE		20,263
TOTAL LAND VALUE - MARKET		200,000
TOTAL MARKET VALUE		479,734
SOH/AGL Deduction		49,926
ASSESSED VALUE		429,808
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		379,086
TOTAL JUST VALUE		479,734
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		417,695

PERMIT NUM	DESCRIPTION	AMT	ISSUED
8324	SWIM POOL	11,200	08/19/1992
4483	NEW CONSTR	48,475	11/04/1987

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2650/856	6/27/2023	WD	Q	I	01	595,000
GRANTOR: DALPE MARGARET J						
GRANTEE: CUSHMAN JEREMY G &						
0535/0582	1/25/1988	WD	Q	I		78,500
GRANTOR: JOHUBOKE						
GRANTEE: DALPE LOUIS PETER						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W12 FSP=[YR=1993] N12 W18 S12 E18 $ W32 S32 FGR=[YR=1993] W4 S22 E22 N22 W4 S3 W6 N3 W8 $ E8 S3 E6 N3 E5 D2 R2 E3 U2 R2 E2 FOP=[YR=1993] E4 N5 W4 S5 $ N5 E4 S5E12 N32 $.

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	0811	CONCRETE B	0	100	45	16	720.00	SF	5.20	5.20	100	1988	1988	3	52	1,947	
2	0810	CONCRETE A	0	100	36	4	144.00	SF	6.50	6.50	100	1988	1988	3	52	487	
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1988	1988	3	62	2,170	
4	0845	KOOL DECK	0	100	0	0	547.00	SF	7.25	7.25	100	1992	1992	3	62	2,459	
5	0861	POOL GUNIT	0	100	0	0	497.00	SF	85.00	85.00	100	1992	1992	3	20	8,449	
6	0910	SCRN RM L	0	100	0	0	1,181.00	SF	15.00	15.00	100	1992	1992	3	20	3,543	
7	0877	JACUZZI	0	100	0	0	1.00	UT	1,000.00	1,000.00	100	1992	1992	3	20	200	
8	0940	SHEDS/PORT	0	100	0	0	168.00	SF	30.00	30.00	100	1998	1998	3	20	1,008	

LAND DESCRIPTION

TOTAL OB/XF 20,263

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