



BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1										
Exterior Wall	05	AVERAGE 70	0900	01	1,578	138.6486	183.02	288,806	1987	1995	0	0	14.33	85.67	VALUATION BY STANDARD										
Exterior Wall	12	CEDAR 30	1 SNGL FAM - 0% - 2024													Heated Area: 1287 HX Base Yr									
Roof Structure	03	GABLE/HIP 100														Tax Group: 8 Tax Dist:									
Roof Cover	03	COMP SHNGL 100														BUILDING MARKET VALUE 247,420									
Interior Wall	05	DRYWALL 100														TOTAL MARKET OB/XF VALUE 4,976									
Interior Floor	12	HARDWOOD 70														TOTAL LAND VALUE - MARKET 200,000									
Interior Floor	11	CLAY TILE 30														TOTAL MARKET VALUE 452,396									
Air Condition	03	CENTRAL 100														SOH/AGL Deduction 22,342									
Heating Type	04	AIR DUCTED 100														ASSESSED VALUE 430,054									
Bedrooms	3	100														TOTAL EXEMPTION VALUE 0									
Bathrooms	2	100														BASE TAXABLE VALUE 430,054									
Frame	02	WOOD FRAME 100														TOTAL JUST VALUE 452,396									
Stories	1.	1. 100	NCON VALUE 0																						
Units	0	100	INCOME VALUE																						
BUD8 Adjustme	05	DIST 1A 100	PREVIOUS YEAR MKT VALUE 390,958																						
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	1,287	100	1993	1,287	201,793																				
FGR	491	55	1993	270	42,334																				
FOP	42	30	1993	13	2,038																				
PTO	36	5	1993	2	314																				
PTO	120	5	1993	6	941																				
TOTALS	1,976			1,578	247,420																				
EXTRA FEATURES						2021 MARLIN CT, FERNANDINA BEACH										BLD DATE LGL DATE 05/06/2025 MLU									
L N	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	0810	CONCRETE A	0	0	25	3	75.00	SF	6.50	6.50	100	1987	1987	3	49.5	241									
2	0810	CONCRETE A	0	0	59	16	944.00	SF	6.50	6.50	100	1987	1987	3	49.5	3,037									
3	1243	WD DECK F	0	0	14	12	168.00	SF	3.20	3.20	100	1988	1988	3	20	108									
4	0940	SHEDS/PORT	0	0	9	10	90.00	SF	30.00	30.00	100	1995	1995	3	20	540									
5	0940	SHEDS/PORT	0	0	12	12	144.00	SF	27.00	27.00	100	2007	2007	3	27	1,050									
LAND DESCRIPTION																									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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																									