LOT 23
IN OR 530 PG 18
OAK CREST PB 5/135

BYRON RODERICK D
2065 MARLIN CT
FERNANDINA BEACH, FL 32034

2025

00-00-30-0410-0023-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	12	CEDAR 30
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

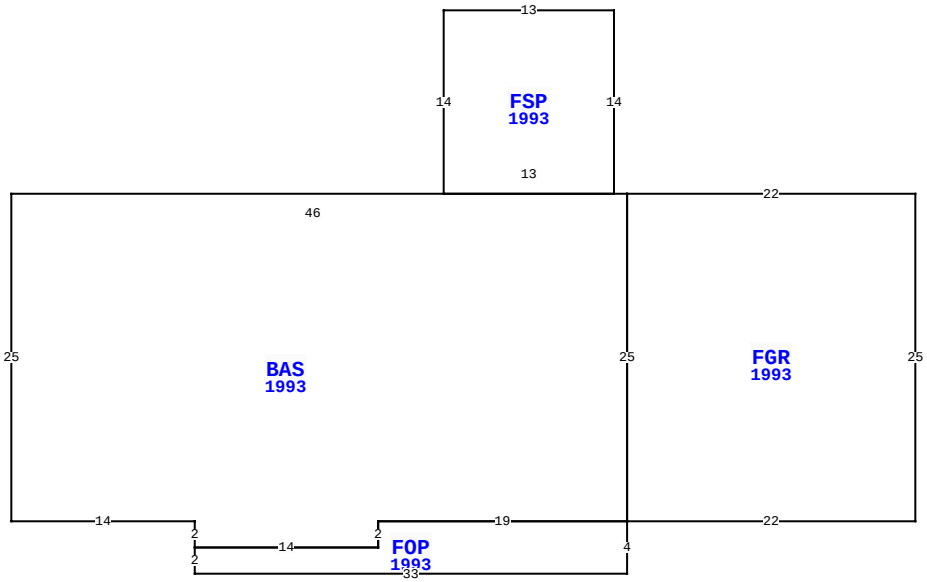
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	2008.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,203	100	1993	1,203	176,812
FGR	550	55	1993	302	44,386
FOP	104	30	1993	31	4,556
FSP	182	40	1993	73	10,729
TOTALS	2,039			1,609	236,483

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,609	129.9684	171.56	276,040	1987	1995	0	0	0	14.33	85.67

1 SNGL FAM – 100% - 1988 Heated Area: 1203 HX Base Yr 1988



2065 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		236,483
TOTAL MARKET OB/XF VALUE		2,764
TOTAL LAND VALUE - MARKET		200,000
TOTAL MARKET VALUE		439,247
SOH/AGL Deduction		330,974
ASSESSED VALUE		108,273
TOTAL EXEMPTION VALUE	HX HB WR	55,722
BASE TAXABLE VALUE		52,551
TOTAL JUST VALUE		439,247
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		378,151

PERMIT NUM	DESCRIPTION	AMT	ISSUED
25428	REMODEL	11,277	12/01/2011

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0530/0018	10/29/1987	WD	Q	I		66,100
GRANTOR: JOHUBOKE						
GRANTEE: BYRON RODERICK D						
0530/0017	10/29/1987	MS	U	V		20,000
GRANTOR: MIDLAND						
GRANTEE: JOHUBOKE						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=1993] W22 BAS=[YR=1993] W1 FSP=[YR=1993] N14 W13 S14 E13 $ W46 S25 E14 S2 FOP=[YR=1993] S2 E33 N4 W19 S2 W14 $ E14 N2 E19 N25 $ S25 E22 N25 $.

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	0810	CONCRETE A	0	100	49	16	784.00	SF	6.50	6.50	100	1987	1987	3	49.5	2,523	
2	0810	CONCRETE A	0	100	25	3	75.00	SF	6.50	6.50	100	1987	1987	3	49.5	241	

LAND DESCRIPTION

TOTAL OB/XF 2,764

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	0006	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