

LOT 24
IN OR 720/380
OAK CREST PB 5/135

KING CLYDE O & SUSAN M
2075 MARLIN COURT
FERNANDINA BEACH, FL 32034

2025

00-00-30-0410-0024-0000



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	12	HARDWOOD 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories		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

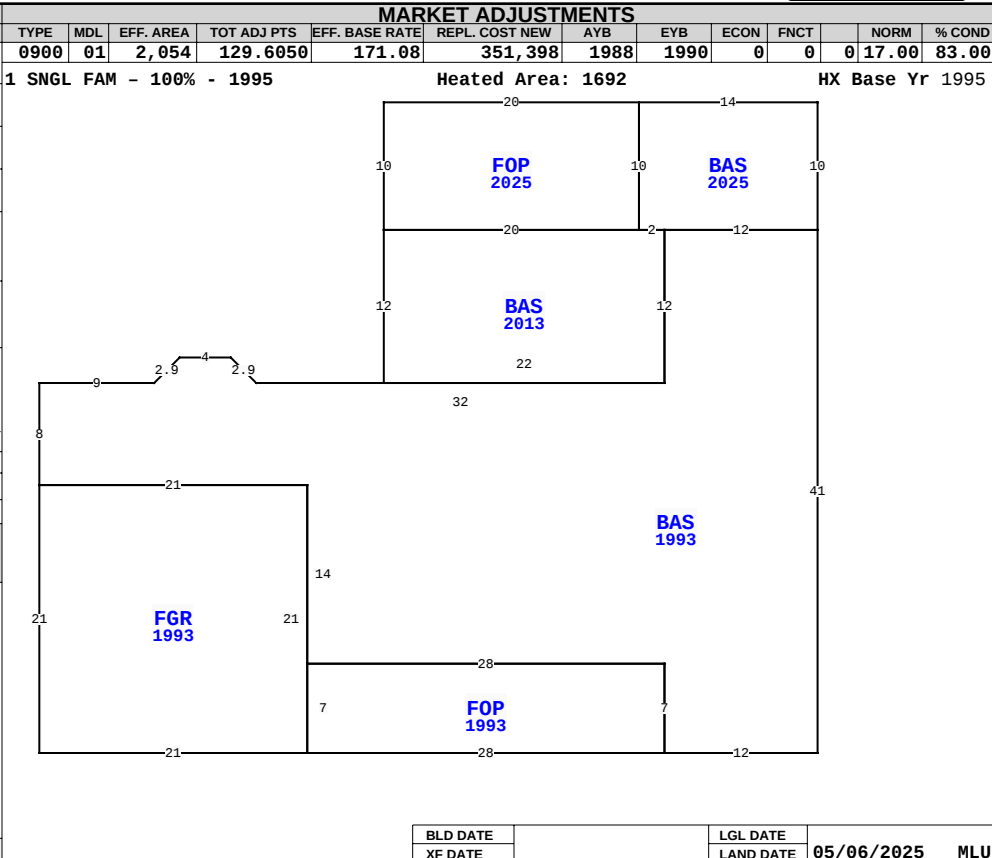
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	2008.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,288	100	1993	1,288	182,891
BAS	264	100	2013	264	37,487
BAS	140	100	2025	140	19,879
FGR	441	55	1993	243	34,505
FOP	196	30	1993	59	8,378
FOP	200	30	2025	60	8,520

TOTALS	2,529			2,054	291,660
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0810	CONCRETE A	0	100	30	3	90.00	SF	6.50	6.50	
2	0810	CONCRETE A	0	100	54	16	864.00	SF	6.50	6.50	
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	
5	0940	SHEDS/PORT	0	100	20	12	240.00	SF	30.00	30.00	
6	0855	CONC PAVER	0	100	0	0	312.00	SF	10.00	10.00	
7	0476	VF 6 SBPL	0	100	0	0	280.00	LF	32.00	32.00	
8	0470	VNYL GATE	0	100	0	0	2.00	UT	300.00	300.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	RES	100		RG-1	0.00	0.00	1.00	LT	



TOTAL OB/XF											
25,274											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	RES	100		RG-1	0.00	0.00	1.00	LT	

NASSAU COUNTY PROPERTY											
PAGE 1 of 1											
VALUATION SUMMARY											
VALUATION BY						STANDARD					
Tax Group: 8						Tax Dist:					
BUILDING MARKET VALUE						291,660					
TOTAL MARKET OB/XF VALUE						25,274					
TOTAL LAND VALUE - MARKET						200,000					
TOTAL MARKET VALUE						516,934					
SOH/AGL Deduction						338,707					
ASSESSED VALUE						178,227					
TOTAL EXEMPTION VALUE						50,722					
BASE TAXABLE VALUE						127,505					
TOTAL JUST VALUE						516,934					
NCON VALUE						43,837					
INCOME VALUE											
PREVIOUS YEAR MKT VALUE						410,686					

PERMIT NUM	DESCRIPTION	AMT	ISSUED
SP250003575	NEW INGROUND SWIM	90,375	04/07/2025
B240010277	(H)136 (P) 203	29,345	09/06/2024
B985521	ADDITION	10,080	11/01/1998
4543	NEW CONSTR	44,040	12/09/1987

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
0720/0380	12/16/1994	WD	Q	I		85,000	
GRANTOR: FEWOX BRAD H & SHEILA							
GRANTEE: KING CLYDE O & SUSAN							
0537/0598	2/23/1988	WD	Q	I		74,500	
GRANTOR: JOHUBOKE							
GRANTEE: FEWOX BRAD H							

BUILDING NOTES											
BUILDING DIMENSIONS											
BAS=[YR=1993;ORIG=0,0] W12 S12 W32 U2L2 W4 D2L2 W9 S8 E21 S14 E28 S7 E12 N41 \$											
FGR=[YR=1993;ORIG=-61,20] S21 E21 N21 W21 \$											
BAS=[YR=2013;ORIG=-34,0] S12 E22 N12 W2 W20 \$											
FOP=[YR=1993;ORIG=-40,41] E28 N7 W28 S7 \$											
BAS=[YR=2025;ORIG=-14,-10] E14 S10 W12 W2 N10 \$											
FOP=[YR=2025;ORIG=-14,-10] S10 W20 N10 E20 \$											