LOT 24 IN OR 878/227
DECLAR OF CVNTS,& REST
PT OR 1497/1620

MARRERO CARMITA Z & ROBERT E
204 ROWAN OAK PLACE
FERNANDINA BEACH, FL 32034

2025

00-00-30-0560-0024-0000

BUILDING CHARACTERISTICS

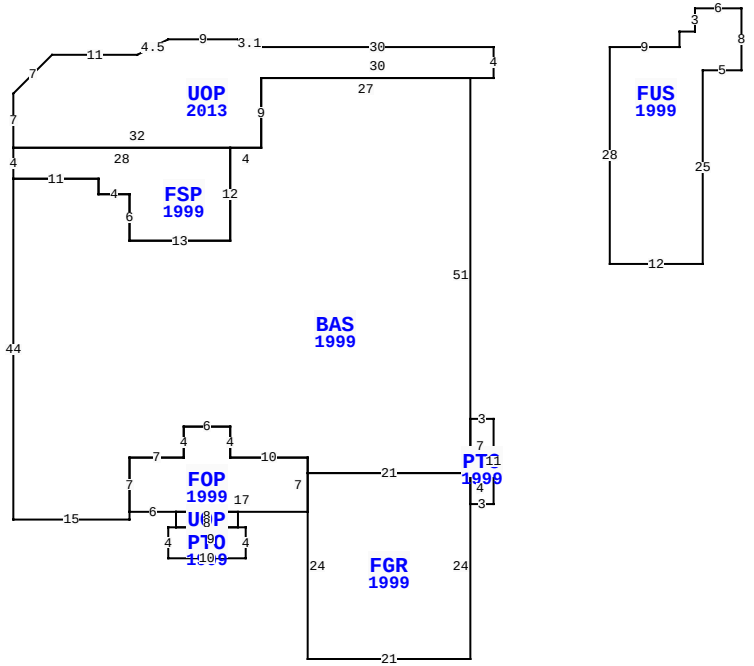
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	2024.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,517	100	1999	2,517	349,632
FGR	504	55	1999	277	38,477
FOP	185	30	1999	56	7,779
FSP	224	40	1999	90	12,502
FUS	385	100	1999	385	53,480
PTO	33	5	1999	2	278
PTO	40	5	1999	2	278
UOP	16	20	1999	3	417
UOP	518	20	2013	104	14,446
TOTALS	4,422			3,436	477,289

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	3,436	100.1880	158.30	543,919	1999	1999	0	0	0	12.25	87.75

1 SFR CUST – 100% - 2002 Heated Area: 2902 HX Base Yr 2002



204 ROWAN OAK PL, FERNANDINA BEACH

BLD DATE	03/03/2023 NW	LGL DATE	
XF DATE		LAND DATE	04/29/2025 MLU
INC DATE		AG DATE	

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1999	1999	3	81	2,835	
2	0810	CONCRETE A	0	100	0	0	1,692.00	SF	6.50	6.50	100	1999	1999	3	75	8,249	
3	1076	TRELLIS A	0	100	10	10	100.00	SF	7.50	7.50	100	2005	2005	3	36	270	
4	0830	FLAGSTONE	0	100	0	0	102.00	SF	12.00	12.00	100	2005	2005	3	84	1,028	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		477,289
TOTAL MARKET OB/XF VALUE		12,382
TOTAL LAND VALUE - MARKET		250,000
TOTAL MARKET VALUE		739,671
SOH/AGL Deduction		396,799
ASSESSED VALUE		342,872
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		292,150
TOTAL JUST VALUE		739,671
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		706,325

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20212340	REPAIR/RRF	0	03/01/2021
B9906188	NEW CONSTR	137,289	06/01/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0878/0227	4/09/1999	WD	Q	V		36,000

GRANTOR: ROWAN RIC & SHARON M

GRANTEE: MARRERO CARMITA Z &

BUILDING NOTES

BUILDING DIMENSIONS

UOP=[YR=2013] W30 U1 L3 W9 D2 L4 W11 L5 D5 S7
FSP=[YR=1999] S4 BAS=[YR=1999] S44 E15 N1 FOP1999 = E6
UOP=[YR=1999] S2 PTO=[YR=1999] W1 S4 E10 N4 W9 $ E8 N2 W8 $ E17 N7 W10 N4 W6 S4 W7S7 $ N7 E7 N4 E6 S4 E10 S2
FGR=[YR=1999] S24 E21 N24 W21 $ E21PTO=[YR=1999] S4 E3 N11 W3 S7 $ N51 W27 S9 W4 S12 W13 N6 W4 N2 W11$ E11 S2 E4 S6 E13 N12 W28$ E32 N9 E30 N4$ PTR= E15 FUS=[YR=1999] E9 N2 E2 N3 E6 S8 W5 S25 W12 N28 $ W15 $.

LAND DESCRIPTION

TOTAL OB/XF 12,382

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	250,000.00	250,000.00	250,000							

REVIEW DATE 11/19/2021 BY RKA Total Acres: 0.00 Total Land Value: 250,000 Market: 0 Agricultural: 0 Common: 250,000 PRINTED 07/30/2025 BY SYS