

BLOCK 20 LOTS S30 FT OF 13 &
N35 FT OF 14 & 15
IN OR 1435/1509

CHANDLER JOAN E
1365 MARIAN DR
FERNANDINA BEACH, FL 32034-5442

2025

00-00-31-1800-0020-0130



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 2														
Exterior Wall	14	WD SHINGLE 100	0900	01	1,251	118.1440	155.95	195,093	1930	1990	0	0	17.00	83.00	VALUATION BY STANDARD														
Roof Structur	03	GABLE/HIP 100	1 SNGL FAM - 0% - 0													Heated Area: 1189													
Roof Cover	03	COMP SHNGL 100														HX Base Yr													
Interior Wall	05	DRYWALL 50																											
Interior Wall	05	DRYWALL 50																											
Interior Floo	12	HARDWOOD 80																											
Interior Floo	11	CLAY TILE 20																											
Air Condition	03	CENTRAL 100																											
Heating Type	04	AIR DUCTED 100																											
Bedrooms		2 100																											
Bathrooms		1 100																											
Frame	02	WOOD FRAME 100																											
Stories	1.	1. 100																											
Units		0 100																											
BUD8 Adjustme	02	DIST FB 100																											
Occupancy	00	NONE 100																											
Quality	03	Quality Level 03																											
DOR CODE	0100	SINGLE FAMILY																											
MAP NUM		MKT AREA														01													
NEIGHBORHOOD/LOC	1005.00																												
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																								
BAS	1,189	100	1993	1,189	153,903																								
FOP	203	30	1993	61	7,896																								
STP	12	10	2000	1	129																								
TOTALS	1,404			1,251	161,927																								
EXTRA FEATURES					307 N 5TH ST, FERNANDINA BEACH																								
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	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1960	1960	3	21	735													
2	0510	GARAGE WD-	0	0	20	20	400.00	SF	35.00	35.00	100	1990	1990	3	20	2,800													
3	0810	CONCRETE A	0	0	0	0	529.00	SF	6.50	6.50	100	1960	1960	3	20	688													
4	0819	CONC 12"	0	0	3	8	24.00	SF	9.50	9.50	100	1960	1960	3	20	46													
5	0810	CONCRETE A	0	0	26	4	104.00	SF	6.50	6.50	100	1960	1960	3	20	135													
6	0825	BRICK	0	0	31	3	93.00	SF	6.25	6.25	100	1999	1999	3	93	541													
7	0825	BRICK	0	0	12	3	36.00	SF	6.25	6.25	100	1980	1980	3	72	162													
8	1076	TRELLIS A	0	0	14	10	140.00	SF	3.75	3.75	100	1999	1999	3	21	110													
9	0100	BAR-B-Q	0	0	0	0	1.00	UT	200.00	200.00	100	1999	1999	3	20	40													
TOTAL OB/XF 5,257																													
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												
1	000100	C	RES	0	0006	R-2	65.00	100.00	65.00	FF		1.00	1.00	1.00	4,750.00	4,750.00	308,750												
REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 308,750 Market: 0 Agricultural: 0 Common: 308,750 PRINTED 07/30/2025 BY SYS																													