PT OF J PELOT GRANT SEC 11
PAR 5-8 IN OR 2230/1804
(EX PT IN PB 7/216 &

MURRAY LESLIE
1231 MARIAN DR
FERNANDINA BEACH, FL 32034

2025

11-2N-28-0000-0005-0080

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	3027.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

MARIAN DR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	950
TOTAL MARKET VALUE	950
SOH/AGL Deduction	0
ASSESSED VALUE	950
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	950
TOTAL JUST VALUE	950
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	950

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2784/1412	5/01/2025	QC	U	V	11	100
GRANTOR: MURRAY ANDREW						
GRANTEE: MURRAY LESLIE						
2230/1804	10/12/2018	QC	U	V	11	21,300
GRANTOR: MULLIN MICHAEL S						
GRANTEE: MURRAY LESLIE & AND						

BUILDING NOTES

BUILDING DIMENSIONS

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	0		I-1	0.00	0.00	1.00	UT		1.00	1.00	1.00	950.00	950.00	950							

REVIEW DATE 01/31/2024 BY KBA Total Acres: 0.00 Total Land Value: 950 Market: 0 Agricultural: 0 Common: 950 PRINTED 07/30/2025 BY SYS