

BOX-WRIGHT LINDA
2046 MARLIN CT
FERNANDINA BEACH, FL 32034

2025

BUILDING CHARACTERISTICS

ELEMENTCD05AVERAGE 10003GABLE/HIP 10012MODULAR MT 10004PLYWOOD 5005DRYWALL 5009PINE WOOD 10003CENTRAL 10004AIR DUCTED 1001100110002WOOD FRAME 1001.1.100010004DIST 01 10000NONE 100Quality04Quality Level 04DOR CODE0100SINGLE FAMILYMAP NUMMKT AREA04NEIGHBORHOOD/LOC4053.00AREATYPETOTAL GROSS AREAPCT OF BASEYEARTOT ADJ AREASUBAREA MARKET VALUEBAS418100199441842,077BAS961002025969,664UOP242019945503UOP64202025131,309TOTALS60253253,552EXTRA FEATURES85026 DURRANCE AVE, YULEE

MARKET ADJUSTMENTS

TYPEDMDLEFF. AREA101532121.2750121.28REPL. COST NEWAYB64,52119351985EYBECONFNCT00NORM% COND017.0083.00

Heated Area: 514

HX Base Yr

BAS
2025

BAS
1994

UOP
2025

UOP
1994

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BYSTANDARDTax Group: 4Tax Dist:BUILDING MARKET VALUE53,552TOTAL MARKET OB/XF VALUE393TOTAL LAND VALUE - MARKET47,812TOTAL MARKET VALUE101,757SOH/AGL Deduction584ASSESSED VALUE101,173TOTAL EXEMPTION VALUE0BASE TAXABLE VALUE101,173TOTAL JUST VALUE101,757NCON VALUE6,984INCOME VALUEPREVIOUS YEAR MKT VALUE85,626

PERMIT NUMDESCRIPTIONAMTISSUED240013185PREFABRICATED GAR51,29611/25/2024

SALES DATAOFF RECORD NumberDATETYPEINSTQU / I / V / I / RSN CD SALE PRICE2539/07452/15/2022WDQI02110,000GRANTOR:MILLER JOHN & KARAGRANTEE:BOX WRIGHT LINDA2368/18046/15/2020WDQI0160,000GRANTOR:ANTI KAMNIA LLCGRANTEE:MILLER JOHN & KARABUILDING NOTESBUILDING DIMENSIONSBAS=[YR=1994;ORIG=0,0] W22 S2 S17 E16 E6 N19 \$BAS=[YR=2025;ORIG=-22,2] W8 S12 E8 N12 \$UOP=[YR=1994;ORIG=-6,23] E6 N4 W6 S4 \$UOP=[YR=2025;ORIG=-22,19] E16 S4 W16 N4 \$.

LAND DESCRIPTION

LUSE CODECLSLAND USE DESCRIPTIONCAPRDLOC ZONEFRONTDEPTHTOT LND UTSUNIT TYPEDTDPHT FACT% CONDTOT ADJUNIT PRICEADJ UNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV1000100CRES0OR140.00140.000.45AC1.001.001.2585,000.00106,250.0047,812

REVIEW DATE06/05/2025BYKWXTotal Acres: 0.45Total Land Value: 47,812Market: 0Agricultural: 0Common: 47,812PRINTED 07/30/2025 BY SYS