LOTS 31 & 32
MARLIN PARK SUB PB 3/14

HADDOCK PATRICIA A & ROBERT M
134 OCEAN RIDGE DRIVE
FERNANDINA BEACH, FL 32034

2026

00-00-30-0380-0031-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	08	SHT VINYL 70
Interior Floo	14	CARPET 30
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
Quality	03	Quality Level 03

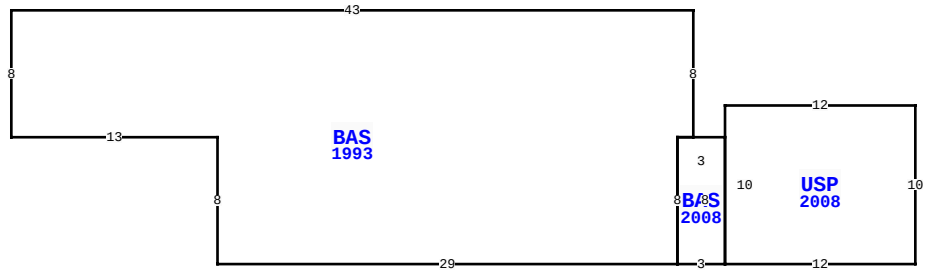
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 02
NEIGHBORHOOD/LOC 2001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	576	100	1993	576	16,774
BAS	24	100	2008	24	699
USP	120	50	2008	60	1,747
TOTALS	720			660	19,220

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	660	114.2000	97.07	64,066	1958	1958	0	0	0	70.00	30.00

1 M/H 93- 0% - 0 Heated Area: 600 HX Base Yr



756 WALL ST, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/04/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	19,220
TOTAL MARKET OB/XF VALUE	1,231
TOTAL LAND VALUE - MARKET	195,000
TOTAL MARKET VALUE	215,451
SOH/AGL Deduction	105,926
ASSESSED VALUE	109,525
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	109,525
TOTAL JUST VALUE	215,451
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	202,393

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2697/1305	2/21/2024	QC	U	I	11	100
GRANTOR: HADDOCK PATRICIA A						
GRANTEE: HADDOCK PATRICIA A						
1027/0236	12/27/2001	QC	Q	I	06	100
GRANTOR: HOLLOWAY JOYCE & PATR						
GRANTEE: MARCUM JUANITA K						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W43 S8 E13 S8 E29 BAS=[YR=2008] E3
USP=[YR=2008] E12 N10 W12 S10$ N8 W3 S8$ N8 E1 N8$.

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	1242	WD DECK A	0	0	4	4	16.00	SF	10.00	10.00	100	1990	1990	3	20	32	
3	0351	CARPORT MT	0	0	20	20	400.00	SF	10.00	10.00	100	2000	2000	3	20	800	
4	0351	CARPORT MT	0	0	26	13	338.00	SF	5.90	5.90	100	2000	2000	3	20	399	

LAND DESCRIPTION

TOTAL OB/XF 1,231

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		RSF-	2100.00	100.00	100.00	FF		1.00	1.00	1.00	1,950.00	1,950.00	195,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 195,000 Market: 0 Agricultural: 0 Common: 195,000 PRINTED 07/09/2026 BY SYS