LOT 14
IN OR 1800/1874
OAK CREST PB 5/135

LEMOND JOHN
2064 MARLIN CT
FERNANDINA BEACH, FL 32034

2026

00-00-30-0410-0014-0000

NASSAU COUNTY PROPERTY

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	11	CLAY TILE 70
Interior Floo	12	HARDWOOD 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	05	DIST 1A 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

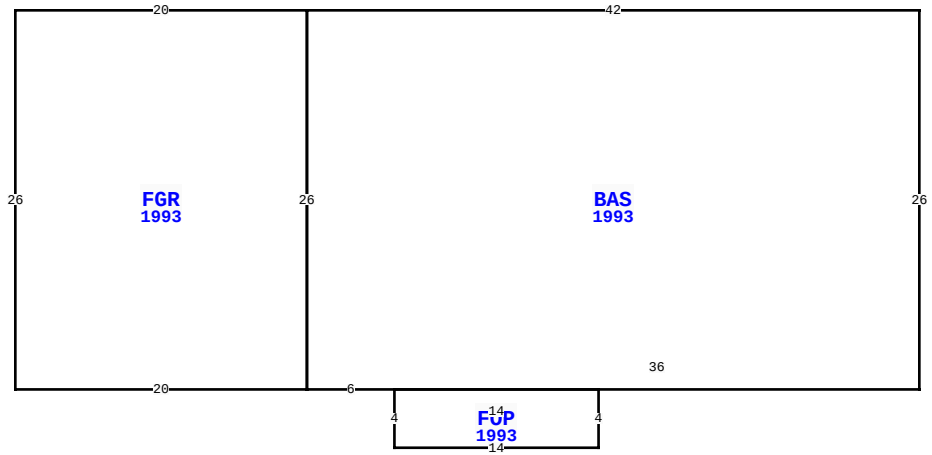
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 02
NEIGHBORHOOD/LOC 2008.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,092	100	1993	1,092	188,188
FGR	520	55	1993	286	49,287
FOP	56	30	1993	17	2,930
TOTALS	1,668			1,395	240,404

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,395	145.4336	202.15	281,999	1988	1995	0	0	0	14.75	85.25

1 SNGL FAM 100% - 2013 Heated Area: 1092 HX Base Yr 2013



2064 MARLIN CT, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/28/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		240,404
TOTAL MARKET OB/XF VALUE		576
TOTAL LAND VALUE - MARKET		205,000
TOTAL MARKET VALUE		445,980
SOH/AGL Deduction		287,290
ASSESSED VALUE		158,690
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		107,279
TOTAL JUST VALUE		445,980
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		435,176

PERMIT NUM	DESCRIPTION	AMT	ISSUED
4837	NEW CONSTR	38,766	06/20/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1800/1874	6/05/2012	WD	Q	I	02	134,000
GRANTOR: SIEGEL ERIC MARK						
GRANTEE: LEMOND JOHN						
1371/1618	12/06/2005	WD	Q	I		245,000
GRANTOR: ESERIN PETER K N & NE						
GRANTEE: SIEGEL ERIC MARK						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W42 FGR=[YR=1993] W20 S26 E20 N26$ S26 E6
FOP=[YR=1993] S4 E14 N4 W14$ E36 N26$.

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
4	0940	SHEDS/PORT	0	100	8	12	96.00	SF	30.00	30.00	100	1989	1989	3	20	576	

LAND DESCRIPTION

TOTAL OB/XF 576

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	0006	RG-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	205,000.00	205,000.00	205,000							

REVIEW DATE 01/31/2024 BY KBA Total Acres: 0.00 Total Land Value: 205,000 Market: 0 Agricultural: 0 Common: 205,000 PRINTED 07/09/2026 BY SYS