

MANOEL CARLA A/MEAD DANIEL M
PO BOX 584
DEL MAR, CA 92014

00-00-30-0410-0016-0000

BUILDING CHARACTERISTICS

ELEMENTCD

CONSTRUCTION

16 WD FR STUC 90
12 CEDAR 10
03 GABLE/HIP 100
03 COMP SHNGL 100
05 DRYWALL 100
14 CARPET 80
08 SHT VINYL 20
03 CENTRAL 100
04 AIR DUCTED 100
3 100
2 100
02 WOOD FRAME 100
1. 1. 100
0 100
05 DIST 1A 100
00 NONE 100
06 Quality Level 06
0100 SINGLE FAMILY
MAP NUMMKT AREA02
NEIGHBORHOOD/LOC2008.00

Area TypeTotal Gross AreaPct of BaseYearTot Adj AreaSubarea Market Value

BAS1,47110019931,471210,307
BAS306100201330643,748
FGR42055199323133,026
FOP203019936858
FOP2523020137610,866

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYB

0900012,090123.181171.22357,8501988

1 SNGL FAM 0% - 0Heated Area: 1777HX Base Yr

Diagram showing lot areas and building footprints with labels BAS 2013, FOP 2013, BAS 1993, FGR 1993.

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 8Tax Dist:

BUILDING MARKET VALUE298,805
TOTAL MARKET OB/XF VALUE2,100
TOTAL LAND VALUE - MARKET205,000
TOTAL MARKET VALUE505,905
SOH/AGL Deduction90,125
ASSESSED VALUE415,780
TOTAL EXEMPTION VALUE0
BASE TAXABLE VALUE415,780
TOTAL JUST VALUE505,905
NCON VALUE0
INCOME VALUE
PREVIOUS YEAR MKT VALUE489,992

SALES DATA

OFF RECORD NumberDATETYPE INSTQ / U / V / I / RSN CD SALE PRICE

1344/11878/24/2005WD Q I15,000

GRANTOR: TOMASINI RUSSELL & BR
GRANTEE: MANOEL CARLA A & DA
0542/08325/06/1988WD Q V15,000
GRANTOR: MIDLAND PROPERTIES
GRANTEE: TOMASINI RUSSELL

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2013] W14 BAS=[YR=2013] W17 S18 BAS=[YR=1993] W23 S27
FGR=[YR=1993] S20 E21 N19 FOP=[YR=1993] E5 N4 W5 S4 \$ N1 W21
\$ E21 N3 E5 S4 E28 N28 W31\$ E17 N18\$ S18 E14 N18\$.

EXTRA FEATURES

2046 MARLIN CT, FERNANDINA BEACH

BLD DATEXF DATEINC DATELGL DATELAND DATEAG DATE

04/28/2026MLU

LAND DESCRIPTION

TOTAL OB/XF2,100

L NUSE CODECLS LAND USE DESCRIPTIONCAPRD LOC ZONEFRONTDEPTHTOT LND UTSPUNIT TYPEDTDPHFAC% CONDTOT ADJUNIT PRICEADJ UNIT PRICELAND VALUETHOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

1000100CRES0RG-10.000.001.00LT1.001.001.00205,000.00205,000.00205,000

REVIEW DATE01/31/2024BYKBA

Total Acres: 0.00Total Land Value: 205,000Market: 0Agricultural: 0Common: 205,000PRINTED 07/09/2026 BY SYS