LOT 17
IN OR 2137/39
OAK CREST PB 5/135

COOK THOMAS M & MORA MARIA
2038 MARLIN COURT
FERNANDINA BEACH, FL 32034

2026

00-00-30-0410-0017-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	12	CEDAR 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 70
Interior Floo	15	HARDTILE 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

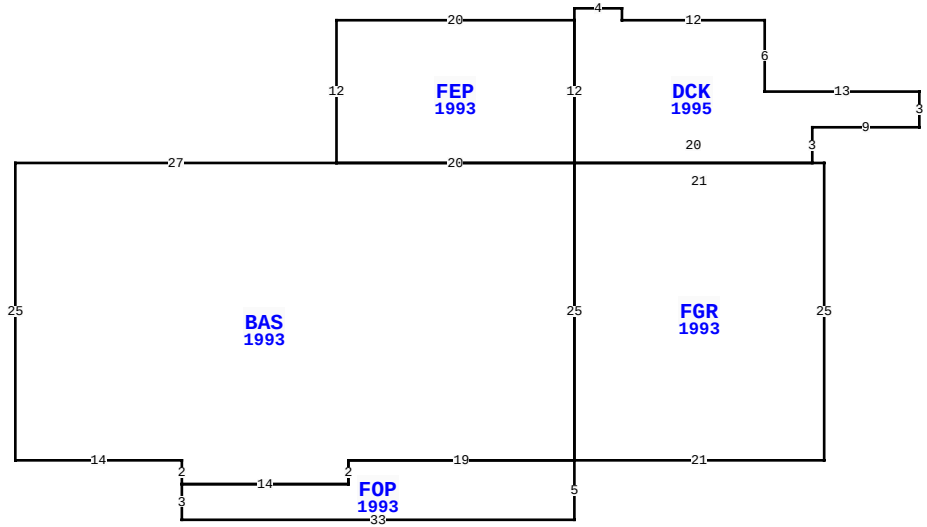
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	2008.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,203	100	1993	1,203	203,230
DCK	247	10	1995	25	4,224
FEP	240	80	1993	192	32,436
FGR	525	55	1993	289	48,823
FOP	137	30	1993	41	6,926
TOTALS	2,352			1,750	295,637

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,750	138.3450	192.30	336,525	1988	2000	0	0	0	12.15	87.85

1 SNGL FAM 100% - 2020 Heated Area: 1203 HX Base Yr 2020



2038 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		295,637
TOTAL MARKET OB/XF VALUE		651
TOTAL LAND VALUE - MARKET		205,000
TOTAL MARKET VALUE		501,288
SOH/AGL Deduction		251,552
ASSESSED VALUE		249,736
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		198,325
TOTAL JUST VALUE		501,288
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		487,526

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2137/0039	7/28/2017	WD	Q	I	01	253,000
GRANTOR: WALKER JENNIFER J						
GRANTEE: COOK THOMAS M & MAR						
1641/0091	9/17/2009	WD	Q	I	01	217,000
GRANTOR: HEETER CYNTHIA M DUBB						
GRANTEE: WALKER JENNIFER J						

BUILDING NOTES

BUILDING DIMENSIONS

DCK=[YR=1995] W13N6W12N1W4S1 FEP=[YR=1993] W20S12
BAS=[YR=1993] W27S25 E14S2 FOP=[YR=1993] S3E33N5W19S2W14$
E14N2E19 FGR=[YR=1993] E21N25W21 S25 $ N25 W20$ E20N12$
S12E20N3E9 N3$.

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	7	10	70.00	SF	30.00	30.00	100	2009	2009	3	31	651	

LAND DESCRIPTION

TOTAL OB/XF 651

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