



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY														
Exterior Wall	05	AVERAGE 70	0900	01	1,578	138.6486	192.72	304,112	1987	1995	0	0	14.83	85.17	VALUATION BY STANDARD														
Exterior Wall	12	CEDAR 30	1 SNGL FAM 0% - 2024												Heated Area: 1287 HX Base Yr														
Roof Structure	03	GABLE/HIP 100														Tax Group: 8		Tax Dist:											
Roof Cover	03	COMP SHNGL 100														BUILDING MARKET VALUE		259,012											
Interior Wall	05	DRYWALL 100														TOTAL MARKET OB/XF VALUE		1,581											
Interior Floo	12	HARDWOOD 70														TOTAL LAND VALUE - MARKET		205,000											
Interior Floo	11	CLAY TILE 30														TOTAL MARKET VALUE		465,593											
Air Condition	03	CENTRAL 100														SOH/AGL Deduction		0											
Heating Type	04	AIR DUCTED 100														ASSESSED VALUE		465,593											
Bedrooms	03	3 100														TOTAL EXEMPTION VALUE		0											
Bathrooms	04	2 100														BASE TAXABLE VALUE		465,593											
Frame	02	WOOD FRAME 100														TOTAL JUST VALUE		465,593											
Stories	1.	1. 100	NCON VALUE		0																								
Units	00	0 100	INCOME VALUE																										
BUD8 Adjustme	05	DIST 1A 100	PREVIOUS YEAR MKT VALUE		452,396																								
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	1,287	100	1993	1,287	211,248																								
FGR	491	55	1993	270	44,317																								
FOP	42	30	1993	13	2,134																								
PTO	36	5	1993	2	328																								
PTO	120	5	1993	6	985																								
TOTALS		1,976		1,578	259,012																								
EXTRA FEATURES															2021 MARLIN CT, FERNANDINA BEACH														
L N	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												
3	1243	WD DECK F	0	0	14	12	168.00	SF	3.20	3.20	100	1988	1988	3	20	108													
4	0940	SHEDS/PORT	0	0	9	10	90.00	SF	30.00	30.00	100	1995	1995	3	20	540													
5	0940	SHEDS/PORT	0	0	12	12	144.00	SF	27.00	27.00	100	2007	2007	3	24	933													
LAND DESCRIPTION																													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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		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																													