LOT 20
IN OR 552 PG 334
OAK CREST PB 5/135

WEAVER SCOTTY G & BARBARA M
2039 MARLIN COURT
FERNANDINA BEACH, FL 32034

2026

00-00-30-0410-0020-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

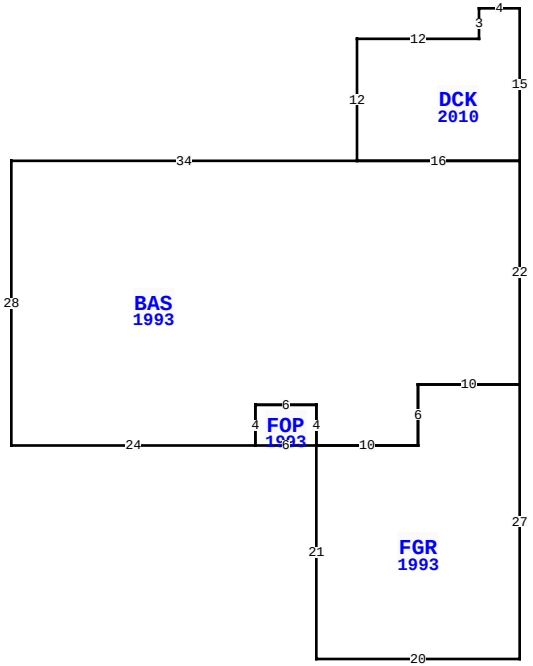
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	1,316	100	1993	1,316	205,230
DCK	204	10	2010	20	3,119
FGR	480	55	1993	264	41,171
FOP	24	30	1993	7	1,092
TOTALS	2,024			1,607	250,610

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,607	127.8570	177.72	285,596	1988	2000	0	0	0	12.25	87.75

1 SNGL FAM 100% - 1989 Heated Area: 1316 HX Base Yr 1989



2039 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		250,610
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		205,000
TOTAL MARKET VALUE		455,610
SOH/AGL Deduction		343,147
ASSESSED VALUE		112,463
TOTAL EXEMPTION VALUE	HX HB VX	56,411
BASE TAXABLE VALUE		56,052
TOTAL JUST VALUE		455,610
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		443,693

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20120670	H/AC	7,390	04/18/2012
23346	REMODEL	1,669	03/01/2010
5031	NEW CONSTR	44,670	07/13/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0552/0334	9/13/1988	WD	Q	I		70,500
GRANTOR: JOHUBOKE						
GRANTEE: WEAVER SCOTTY G						
0551/0252	8/29/1988	WD	U	V	09	45,000
GRANTOR: MIDLAND						
GRANTEE: JOHUBOKE						

BUILDING NOTES

BUILDING DIMENSIONS

DCK=[YR=2010] W4S3W12S12 BAS=[YR=1993] W34 S28 E24
FOP=[YR=1993] E6FGR=[YR=1993] S21 E20 N27 W10 S6 W10$ N4 W6
S4 $ N4 E6 S4 E10 N6 E10 N22 W16$ E16N15$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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