LOT 21
OAK CREST PB 5/135

FORD NICOLE & NEVIN
2043 MARLIN COURT
FERNANDINA BEACH, FL 32034

2026

00-00-30-0410-0021-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

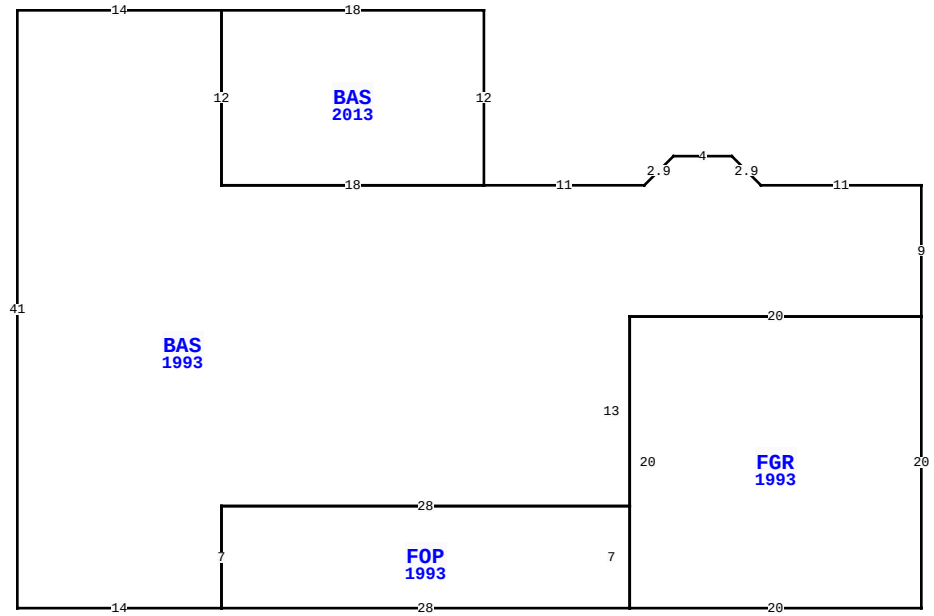
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 70
Exterior Wall	12	CEDAR 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD 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	1,382	100	1993	1,382	191,357
BAS	216	100	2013	216	29,908
FGR	400	55	1993	220	30,462
FOP	196	30	1993	59	8,169
TOTALS	2,194			1,877	259,896

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0900	01	1,877	137.2686	190.80	358,132	1987	1987	0	0	10	17.43	72.57

1 SNGL FAM 100% - 2025 Heated Area: 1598 HX Base Yr 2025



2043 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		259,896
TOTAL MARKET OB/XF VALUE		315
TOTAL LAND VALUE - MARKET		205,000
TOTAL MARKET VALUE		465,211
SOH/AGL Deduction		1,923
ASSESSED VALUE		463,288
TOTAL EXEMPTION VALUE	HX HB DX	56,411
BASE TAXABLE VALUE		406,877
TOTAL JUST VALUE		465,211
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		451,108

PERMIT NUM	DESCRIPTION	AMT	ISSUED
4407	NEW CONSTR	45,220	10/02/1987

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2702/1641	3/27/2024	WD	Q	I	02	470,000
GRANTOR: STANZIALE ADDO & JULI						
GRANTEE: FORD NICOLE & NEVIN						
1857/0050	5/16/2013	WD	Q	I	02	159,300
GRANTOR: JACKSON VIRGINIA SUE						
GRANTEE: STANZIALE ADDO & JU						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W11 U2 L2 W4 L2 D2 W11 BAS=[YR=2013] N12 W18 S12 E18 $ W18 N12 W14 S41 E14 FOP=[YR=1993] E28 FGR=[YR=1993] E20 N20 W20 S20 $ N7 W28 S7 $ N7 E28 N13 E20 N9 $.

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
3	0350	CARPORT WD	0	100	11	11	121.00	SF	13.00	13.00	100	1987	1987	3	20	315	

LAND DESCRIPTION

TOTAL OB/XF 315

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