LOT 24
IN OR 720/380
OAK CREST PB 5/135

KING CLYDE O & SUSAN M
2075 MARLIN COURT
FERNANDINA BEACH, FL 32034

2026

00-00-30-0410-0024-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 60
Interior Floo	14	CARPET 40
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

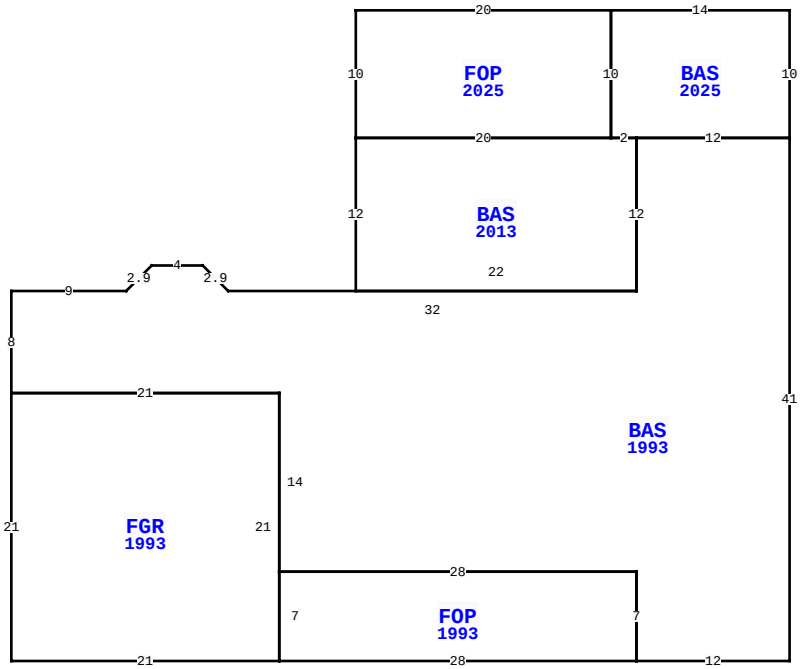
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	2008.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,288	100	1993	1,288	191,427
BAS	264	100	2013	264	39,237
BAS	140	100	2025	140	20,807
FGR	441	55	1993	243	36,115
FOP	196	30	1993	59	8,769
FOP	200	30	2025	60	8,917
TOTALS	2,529			2,054	305,273

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,054	129.6050	180.15	370,028	1988	1990	0	0	0	17.50	82.50

1 SNGL FAM 100% - 1995 Heated Area: 1692 HX Base Yr 1995



2075 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		305,273
TOTAL MARKET OB/XF VALUE		59,084
TOTAL LAND VALUE - MARKET		205,000
TOTAL MARKET VALUE		569,357
SOH/AGL Deduction		336,318
ASSESSED VALUE		233,039
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		181,628
TOTAL JUST VALUE		569,357
NCON VALUE		50,000
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		516,934

PERMIT NUM	DESCRIPTION	AMT	ISSUED
SP250003575	POOL	90,375	04/07/2025
B240010277	(H)136 (P) 203	29,345	09/06/2024
B985521	ADDITION	10,080	11/01/1998
4543	NEW CONSTR	44,040	12/09/1987

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0720/0380	12/16/1994	WD	Q	I		85,000
GRANTOR: FEWOX BRAD H & SHEILA						
GRANTEE: KING CLYDE O & SUSA						
0537/0598	2/23/1988	WD	Q	I		74,500
GRANTOR: JOHUBOKE						
GRANTEE: FEWOX BRAD H						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993;ORIG=0,0] W12 S12 W32 U2L2 W4 D2L2 W9 S8 E21 S14 E28 S7 E12 N41 $
FGR=[YR=1993;ORIG=-61,20] S21 E21 N21 W21 $
BAS=[YR=2013;ORIG=-34,0] S12 E22 N12 W2 W20 $
FOP=[YR=1993;ORIG=-40,41] E28 N7 W28 S7 $
BAS=[YR=2025;ORIG=-14,-10] E14 S10 W12 W2 N10 $
FOP=[YR=2025;ORIG=-14,-10] S10 W20 N10 E20 $
.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1988	1988	3	60	2,100	
4	0940	SHEDS/PORT	0	100	20	12	240.00	SF	30.00	30.00	100	2025	2024		97	6,984	
8	0860	POOL/SPA	0	100	0	0	1.00	UT	50,000.00	50,000.00	100	2026	2025	04	100	50,000	

LAND DESCRIPTION

TOTAL OB/XF 59,084

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		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 07/01/2025 BY HS Total Acres: 0.00 Total Land Value: 205,000 Market: 0 Agricultural: 0 Common: 205,000 PRINTED 07/09/2026 BY SYS