LOT 219 PT OF TRACT A
IN OR 1293/803
PINEY ISLAND PB 4/63 & 64

CAMPBELL JOSEPHINE L EST
93056 MARSH LANDING
FERNANDINA BEACH, FL 32034

2023

37-2N-28-5000-0219-0000

BUILDING CHARACTERISTICS

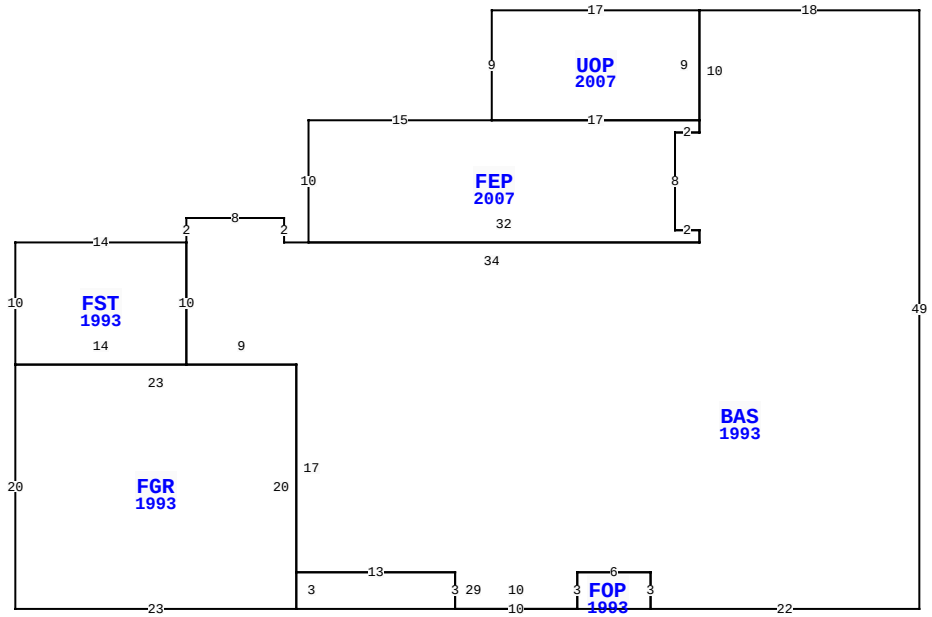
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4016.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,937	100	1,937	202,185
FEP	304	80	243	25,364
FGR	460	55	253	26,408
FOP	57	30	17	1,774
FST	140	55	77	8,037
UOP	153	20	31	3,236
TOTALS	3,051		2,558	267,005

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,558	128.3184	152.38	389,788	1979	1979	0	0	0	31.50	68.50

1 SNGL FAM – 0% - 2023 Heated Area: 1937 HX Base Yr



93056 MARSH LANDING, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/23/2023 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 7

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 7	Tax Dist:
BUILDING MARKET VALUE	267,005
TOTAL MARKET OB/XF VALUE	59,825
TOTAL LAND VALUE - MARKET	125,000
TOTAL MARKET VALUE	451,830
SOH/AGL Deduction	0
ASSESSED VALUE	451,830
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	451,830
TOTAL JUST VALUE	451,830
NCON VALUE	326,830
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	336,107

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B20869	CARPORT	2,045	12/01/2007
B19158	SWIM POOL	19,000	12/01/2006
962913	GARAGE	10,472	07/17/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1293/0803	2/07/2005	WD	Q	I		289,900
GRANTOR: MILNER CHARLES L & BE						
GRANTEE: CAMPBELL JOHN T & J						
0751/0146	2/09/1996	WD	Q	I		116,300
GRANTOR: OUELLETTE LEONARD & T						
GRANTEE: MILNER CHARLES L &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W18 UOP=[YR=2007] W17 S9 FEP=[YR=2007] W15 S10 E32 N1 W2 N8 E2 N1 W17$ E17 N9$ S10 W2 S8 E2 S1 W34 N2 W8 S2 FST=[YR=1993] W14 S10 FGR=[YR=1993] S20 E23 FOP=[YR=1993] E29 N3 W6 S3 W10 N3 W13 S3$ N20 W23$ E14 N10$ S10 E9 S17 E13 S3 E10 N3 E6 S3 E22 N49$.

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
1	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1980	1980	3	49	1,715	
3	0812	CONCRETE C	0	0	0	0	2,056.00	SF	4.00	4.00	100	1985	1985	3	49.5	4,071	
4	0511	GARAGE CB-	0	0	22	28	616.00	SF	40.00	40.00	100	1996	1996	3	73	17,987	
5	0940	SHEDS/PORT	0	0	10	12	120.00	SF	30.00	30.00	100	1990	1990	3	20	720	
6	0861	POOL GUNIT	0	0	0	0	544.00	SF	85.00	85.00	100	2007	2007	3	52	24,045	
7	0855	CONC PAVER	0	0	0	0	781.00	SF	10.00	10.00	100	2007	2007	3	89	6,951	
8	0351	CARPORT MT	0	0	36	20	720.00	SF	10.00	10.00	100	2008	2008	3	40	2,880	
9	0350	CARPORT WD	0	0	28	10	280.00	SF	13.00	13.00	100	2008	2008	3	40	1,456	

LAND DESCRIPTION

TOTAL OB/XF 59,825

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	SFR	0		RS-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	125,000.00	125,000.00	125,000							

REVIEW DATE 10/24/2018 BY DJX Total Acres: 0.00 Total Land Value: 125,000 Market: 0 Agricultural: 0 Common: 125,000 PRINTED 08/02/2023 BY SYS