

LOT 223 & N1/2 OF LOT 222
IN OR 2449/1435
PINEY ISLAND 1 PB 4/69

SMITH SCOTTIE E & WILLIAM W
93011 MARSH LANDING
FERNANDINA BEACH, FL 32034

2024

37-2N-28-5000-0223-0000



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	14	CARPET 90
Interior Floo	11	CLAY TILE 10
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	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	1,519	100	1,519	199,874
DCK	150	10	15	1,973
FEP	230	80	184	24,212
FGR	400	55	220	28,948
FST	60	55	33	4,343
FST	190	55	104	13,685
UOP	24	20	5	658
UOP	1,028	20	206	27,106
TOTALS	3,601		2,286	300,799

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0811	CONCRETE B	0	100	0	0	980.00	SF	5.20	5.20	
2	0820	WOOD WALK	0	100	23	5	115.00	SF	11.75	11.75	
3	1242	WD DECK A	0	100	16	10	160.00	SF	10.00	10.00	
4	0820	WOOD WALK	0	100	14	5	70.00	SF	11.75	11.75	
5	0866	POOL FIBER	0	100	0	0	480.00	SF	72.00	72.00	
6	0871	POOL HTR R	0	100	0	0	1.00	UT	2,000.00	2,000.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000116	C	SFR MARSH	100		RSF-1	0.00	0.00	1.00	LT	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,286	117.6147	147.02	336,088	1982	2002	0	0	10.50	89.50
1 SNGL FAM - 100% - 2022											
Heated Area: 1519 HX Base Yr											
93011 MARSH LANDING, FERNANDINA BEACH											
BLD DATE: 03/22/2024 MLU											

NASSAU COUNTY PROPERTY		PAGE 1 of 2	7
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 7	Tax Dist:		
BUILDING MARKET VALUE			316,572
TOTAL MARKET OB/XF VALUE			38,589
TOTAL LAND VALUE - MARKET			307,500
TOTAL MARKET VALUE			662,661
SOH/AGL Deduction			573,159
ASSESSED VALUE			89,502
TOTAL EXEMPTION VALUE	13		89,502
BASE TAXABLE VALUE			0
TOTAL JUST VALUE			662,661
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			517,969

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22008818	SWIM POOL	99,000	10/01/2022
22000146	ADDITION	39,520	01/04/2022
R2101786	REPAIR/RRF	0	02/01/2021
M1706631	H/AC	0	10/01/2017
B0310922	REPAIR/RRF	691	01/01/2003
970679	REPAIR/RRF	2,800	11/01/1997

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2449/1435	3/31/2021	WD	Q	I	02
GRANTOR: PEACOCK JAMES C JR					
GRANTEE: SMITH SCOTTIE E & W					
1916/1497	5/13/2014	DG	U	I	30
GRANTOR: PEACOCK JAMES C JR &					
GRANTEE: PEACOCK JAMES C JR					

BUILDING NOTES											
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BUILDING DIMENSIONS											
FST=[YR=1993] W10 FST=[YR=1993] N10 W19 FEP=[YR=1993] W23 DCK=[YR=1999] W15 S10 UOP=[YR=2022] W52 S9 E40 S12 W40 S8 E52 N29\$ E15 N10 \$ S10 BAS=[YR=1993] W15 S29 E15 S6 E16 UOP=[YR=1993] E4 N6 W4 S6\$ N6 E16 N3 FGR=[YR=1993] E20 N20 W20 S20\$ N20 E10 N6 W42\$ E23 N10\$ S10 E19\$ S6 E10 N6\$.											

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