

LOT 224 PT OF TRACT A
IN OR 2015/1177
PINEY ISLAND PB 4/63 & 64

HARPE KENNETH E SR & LINDA C
93033 MARSH LANDING
FERNANDINA BEACH, FL 32034

2024

37-2N-28-5000-0224-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories		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
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NEIGHBORHOOD/LOC	4016.00
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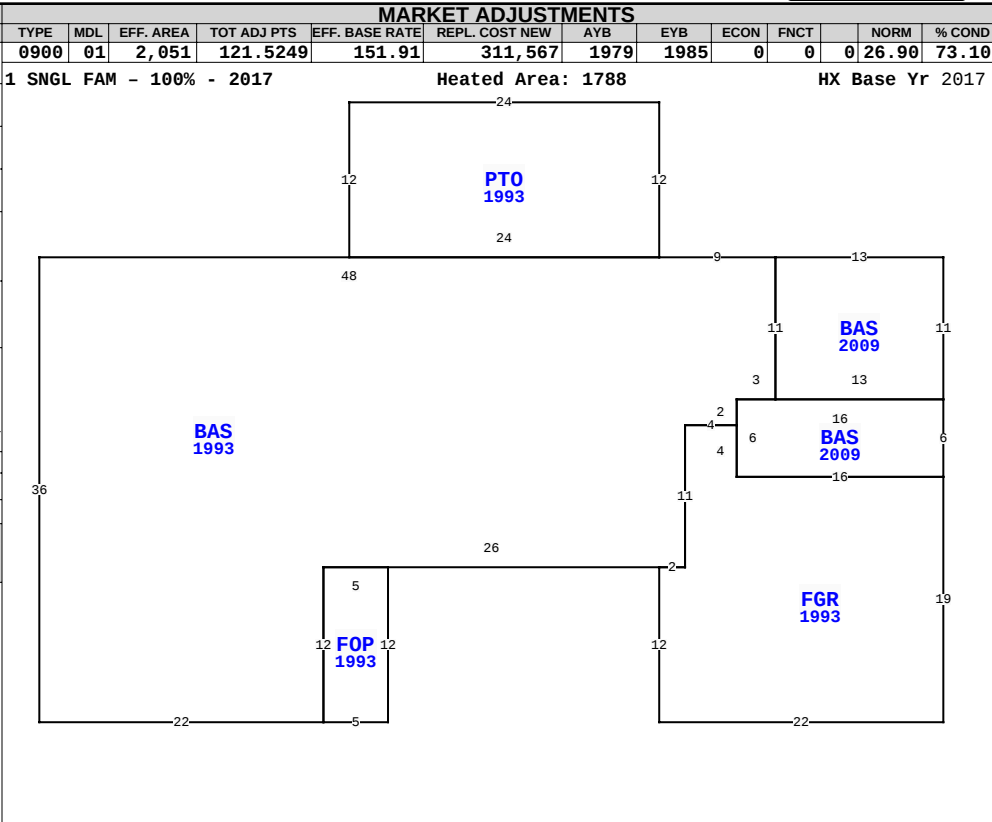
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,549	100	1,549	172,011
BAS	96	100	96	10,660
BAS	143	100	143	15,880
FGR	420	55	231	25,652
FOP	60	30	18	1,999
PTO	288	5	14	1,555

TOTALS	2,556		2,051	227,755
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	
2	0812	CONCRETE C	0	100	0	0	4,265.00	SF	4.00	4.00	
3	0511	GARAGE CB-	0	100	24	26	624.00	SF	40.00	40.00	
4	0811	CONCRETE B	0	100	0	0	815.00	SF	5.20	5.20	
5	0940	SHEDS/PORT	0	100	10	12	120.00	SF	20.10	20.10	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000100	C	SFR	100		RSF-1	0.00	0.00	1.00	LT	

REVIEW DATE	05/12/2019	BY	KBA
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93033 MARSH LANDING, FERNANDINA BEACH	BLD DATE	LGL DATE	03/22/2024	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

L N	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	100	0	0	1.00	UT	3,500.00	3,500.00	100	1980	1980	3	46.5	1,628	
2	0812	CONCRETE C	0	100	0	0	4,265.00	SF	4.00	4.00	100	1980	1980	3	32.5	5,545	
3	0511	GARAGE CB-	0	100	24	26	624.00	SF	40.00	40.00	100	1995	1995	3	70	17,472	
4	0811	CONCRETE B	0	100	0	0	815.00	SF	5.20	5.20	100	1995	1995	3	70	2,967	
5	0940	SHEDS/PORT	0	100	10	12	120.00	SF	20.10	20.10	100	1985	1985	3	20	482	

TOTAL OB/XF												28,094				
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE
1	000100	C	SFR	100		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	150,000.00	150,000.00

Total Acres: 0.00	Total Land Value: 150,000	Market: 0	Agricultural: 0
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NASSAU COUNTY PROPERTY				PAGE 1 of 1	7
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 7		Tax Dist:	
BUILDING MARKET VALUE				227,755	
TOTAL MARKET OB/XF VALUE				28,094	
TOTAL LAND VALUE - MARKET				150,000	
TOTAL MARKET VALUE				405,849	
SOH/AGL Deduction				175,049	
ASSESSED VALUE				230,800	
TOTAL EXEMPTION VALUE		HX HB		50,000	
BASE TAXABLE VALUE				180,800	
TOTAL JUST VALUE				405,849	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				372,179	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
95-02194	GARAGE	11,295	08/01/1995
8160	REPAIR/RRF	4,700	06/11/1992

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2015/1177	10/20/2015	SW	U	I	12	210,000
GRANTOR: J P MORGAN MORTGAGE T						
GRANTEE: HARPE KENNETH E SR						
1998/1363	8/24/2015	CT	U	I	18	100
GRANTOR: CLERK OF COURT						
GRANTEE: J P MORGAN MORTGAGE						

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2009] W13 BAS=[YR=1993] W9 PTO=[YR=1993] N12 W24 S12 E24\$ W48 S36 E22 FOP=[YR=1993] E5 N12 W5 S12\$ N12 E26 FGR=[YR=1993] S12 E22 N19 BAS=[YR=2009] N6 W16 S6 E16\$ W16 N4 W4 S11 W2 \$ E2 N11 E4 N2 E3 N11\$ S11 E13 N11\$.											