

LOT 225 PT OF TRACT A
IN OR 2638/1642
PINEY ISLAND PB 4/63 & 64

DOBBS FAMILY TRUST/DOBBS RICHARD E TRUSTEE
93067 MARSH LANDING
FERNANDINA BEACH, FL 32034

2024

37-2N-28-5000-0225-0000



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	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
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
NEIGHBORHOOD/LOC	4016.00		

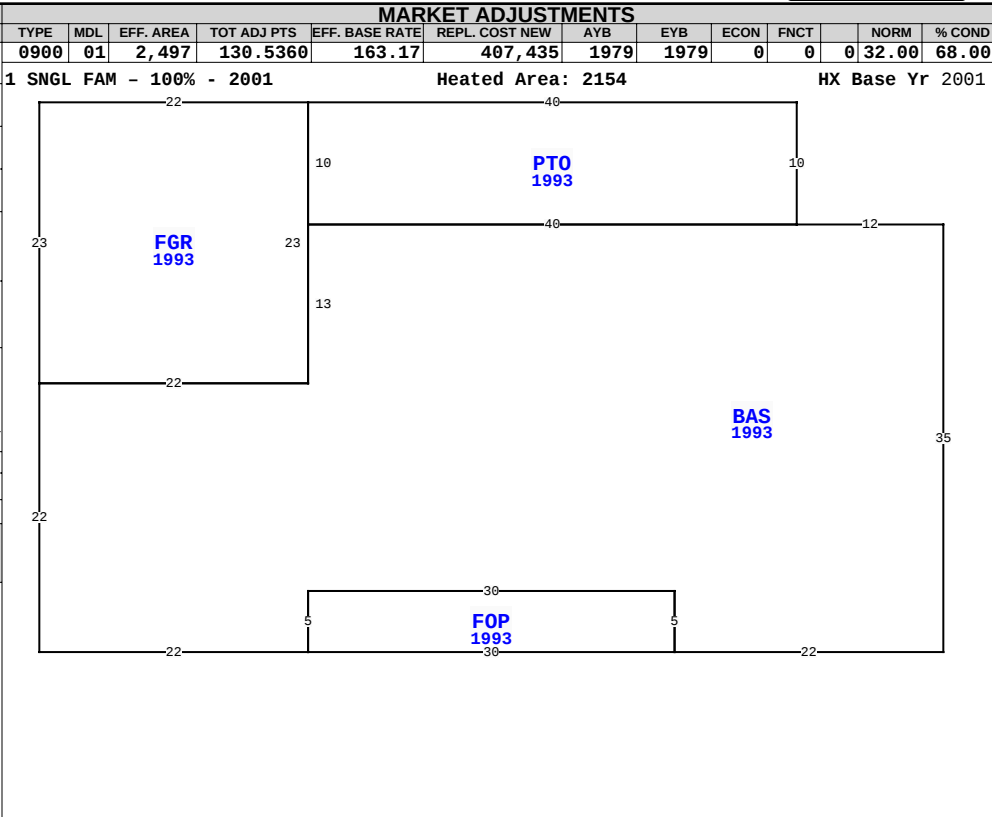
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,154	100	2,154	238,998
FGR	506	55	278	30,845
FOP	150	30	45	4,993
PTO	400	5	20	2,219

TOTALS	3,210		2,497	277,056
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0940	SHEDS/PORT	0 100	12	14	168.00	SF	30.00	30.00	100	1985
2	0812	CONCRETE C	0 100	0	0	2,373.00	SF	4.00	4.00	100	1985
3	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1996
4	1242	WD DECK A	0 100	12	12	144.00	SF	10.00	10.00	100	2001

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

REVIEW DATE	05/12/2019	BY	KBA
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93067 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	0940	SHEDS/PORT	0 100	12	14	168.00	SF	30.00	30.00	100	1985	1985	3	20	1,008	
2	0812	CONCRETE C	0 100	0	0	2,373.00	SF	4.00	4.00	100	1985	1985	3	47	4,461	
3	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1996	1996	3	79	2,765	
4	1242	WD DECK A	0 100	12	12	144.00	SF	10.00	10.00	100	2001	2001	3	20	288	

TOTAL OB/XF											
8,522											

Total Acres: 0.00	Total Land Value: 150,000	Market: 0	Agricultural: 0	Common: 150,000
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NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 7		Tax Dist:	
BUILDING MARKET VALUE		277,056	
TOTAL MARKET OB/XF VALUE		8,522	
TOTAL LAND VALUE - MARKET		150,000	
TOTAL MARKET VALUE		435,578	
SOH/AGL Deduction		243,591	
ASSESSED VALUE		191,987	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		141,987	
TOTAL JUST VALUE		435,578	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		398,931	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
95 0404	REPAIR/RRF	2,300	11/01/1995

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2638/1642	5/11/2023	WD U	I	I	11	100	
GRANTOR: DOBBS DEBORAH F & RIC							
GRANTEE: DOBBS FAMILY TRUST							
0931/0705	5/05/2000	WD Q	I			150,000	
GRANTOR: PESCRILLI GINO & ALIC							
GRANTEE: DOBBS DEBORAH F & R							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1993] W12 PTO=[YR=1993] N10 W40 FGR=[YR=1993] W22 S23 E22 N23\$ S10 E40\$ W40 S13 W22 S22 E22 FOP=[YR=1993] E30 N5 W30 S5\$ N5 E30 S5 E22 N35\$.											