

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

2025

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		

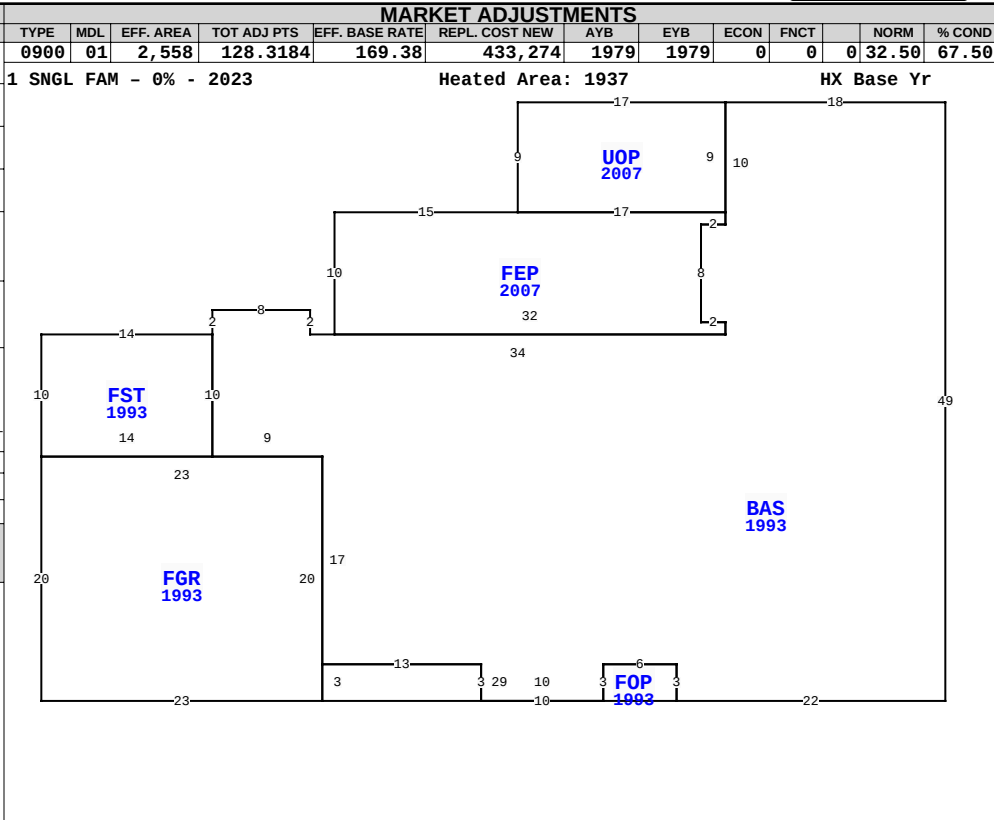
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,937	100	1993	1,937	221,460
FEP	304	80	2007	243	27,782
FGR	460	55	1993	253	28,926
FOP	57	30	1993	17	1,943
FST	140	55	1993	77	8,803
UOP	153	20	2007	31	3,544

TOTALS	3,051			2,558	292,460
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00
2	0812	CONCRETE C	0	0	0	0	2,056.00	SF	4.00
3	0511	GARAGE CB-	0	0	22	28	616.00	SF	40.00
4	0940	SHEDS/PORT	0	0	10	12	120.00	SF	30.00
5	0861	POOL GUNIT	0	0	0	0	544.00	SF	85.00
6	0855	CONC PAVER	0	0	0	0	781.00	SF	10.00
7	0351	CARPORT MT	0	0	36	20	720.00	SF	10.00
8	0350	CARPORT WD	0	0	28	10	280.00	SF	13.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	0		RSF-1	0.00	0.00	1.00

REVIEW DATE 05/12/2019 BY KBA



93056 MARSH LANDING, FERNANDINA BEACH

ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
3,500.00	100	1980	1980	3	44	1,540	
4.00	100	1985	1985	3	44	3,619	
40.00	100	1996	1996	3	70	17,248	
30.00	100	1990	1990	3	20	720	
85.00	100	2007	2007	3	44	20,346	
10.00	100	2007	2007	3	87	6,795	
10.00	100	2008	2008	3	31	2,232	
13.00	100	2008	2008	3	31	1,128	

TOTAL OB/XF									
53,628									

Market: 0 Agricultural: 0 Common: 160,000

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VALUATION BY		STANDARD	
Tax Group: 7		Tax Dist:	
BUILDING MARKET VALUE			292,460
TOTAL MARKET OB/XF VALUE			53,628
TOTAL LAND VALUE - MARKET			160,000
TOTAL MARKET VALUE			506,088
SOH/AGL Deduction			0
ASSESSED VALUE			506,088
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			506,088
TOTAL JUST VALUE			506,088
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			485,822

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\$.