

LOT 220  
IN OR 1800/304  
PINEY ISLAND 1 PB 4/69

MAZZOLA JOSEPH A & TINA E  
93018 MARSH LANDING  
FERNANDINA BEACH, FL 32034

2025

37-2N-28-5000-0220-0000



| BUILDING CHARACTERISTICS                                                                                                                      |                  |                  |                          |              |                      | MARKET ADJUSTMENTS                    |                |                |                |           |         |             |        |         |                 |                       |            | NASSAU COUNTY PROPERTY      |      |         |      |     |    |        |  |  |  |  |  |
|-----------------------------------------------------------------------------------------------------------------------------------------------|------------------|------------------|--------------------------|--------------|----------------------|---------------------------------------|----------------|----------------|----------------|-----------|---------|-------------|--------|---------|-----------------|-----------------------|------------|-----------------------------|------|---------|------|-----|----|--------|--|--|--|--|--|
| ELEMENT                                                                                                                                       | CD               | CONSTRUCTION     | TYPE                     | MDL          | EFF. AREA            | TOT ADJ PTS                           | EFF. BASE RATE | REPL. COST NEW | AYB            | EYB       | ECON    | FNCT        | NORM   | % COND  | PAGE 1 of 2 7   |                       |            |                             |      |         |      |     |    |        |  |  |  |  |  |
| Exterior Wall                                                                                                                                 | 19               | COMMON BRK 100   | 0900                     | 01           | 3,339                | 150.2130                              | 198.28         | 662,057        | 1982           | 1995      | 0       | 0           | 0      | 24.25   | 75.75           | VALUATION BY STANDARD |            |                             |      |         |      |     |    |        |  |  |  |  |  |
| Roof Structur                                                                                                                                 | 03               | GABLE/HIP 100    | 1 SNGL FAM - 100% - 2014 |              |                      |                                       |                |                |                |           |         |             |        |         |                 | Heated Area: 3000     |            |                             |      |         |      |     |    |        |  |  |  |  |  |
| Roof Cover                                                                                                                                    | 03               | COMP SHNGL 100   |                          |              |                      |                                       |                |                |                |           |         |             |        |         |                 | HX Base Yr 2014       |            |                             |      |         |      |     |    |        |  |  |  |  |  |
| Interior Wall                                                                                                                                 | 05               | DRYWALL 100      |                          |              |                      |                                       |                |                |                |           |         |             |        |         |                 |                       |            |                             |      |         |      |     |    |        |  |  |  |  |  |
| Interior Floo                                                                                                                                 | 12               | HARDWOOD 70      |                          |              |                      |                                       |                |                |                |           |         |             |        |         |                 |                       |            |                             |      |         |      |     |    |        |  |  |  |  |  |
| Interior Floo                                                                                                                                 | 14               | CARPET 30        |                          |              |                      |                                       |                |                |                |           |         |             |        |         |                 |                       |            |                             |      |         |      |     |    |        |  |  |  |  |  |
| Air Condition                                                                                                                                 | 03               | CENTRAL 100      |                          |              |                      |                                       |                |                |                |           |         |             |        |         |                 |                       |            |                             |      |         |      |     |    |        |  |  |  |  |  |
| Heating Type                                                                                                                                  | 04               | AIR DUCTED 100   |                          |              |                      |                                       |                |                |                |           |         |             |        |         |                 |                       |            |                             |      |         |      |     |    |        |  |  |  |  |  |
| Bedrooms                                                                                                                                      | 4                | 100              |                          |              |                      |                                       |                |                |                |           |         |             |        |         |                 |                       |            |                             |      |         |      |     |    |        |  |  |  |  |  |
| Bathrooms                                                                                                                                     | 3                | 100              |                          |              |                      |                                       |                |                |                |           |         |             |        |         |                 |                       |            |                             |      |         |      |     |    |        |  |  |  |  |  |
| Frame                                                                                                                                         | 02               | WOOD FRAME 100   |                          |              |                      |                                       |                |                |                |           |         |             |        |         |                 |                       |            |                             |      |         |      |     |    |        |  |  |  |  |  |
| Stories                                                                                                                                       | 2.               | 2. 100           |                          |              |                      |                                       |                |                |                |           |         |             |        |         |                 |                       |            |                             |      |         |      |     |    |        |  |  |  |  |  |
| Units                                                                                                                                         | 0                | 100              |                          |              |                      |                                       |                |                |                |           |         |             |        |         |                 |                       |            |                             |      |         |      |     |    |        |  |  |  |  |  |
| BUD4 Adjustme                                                                                                                                 | 30               | . 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         |                          |              |                      |                                       |                |                |                |           |         |             |        |         |                 |                       |            |                             |      |         |      |     |    |        |  |  |  |  |  |
| NEIGHBORHOOD/LOC                                                                                                                              | 4016.00          |                  |                          |              |                      |                                       |                |                |                |           |         |             |        |         |                 |                       |            |                             |      |         |      |     |    |        |  |  |  |  |  |
| AREA TYPE                                                                                                                                     | TOTAL GROSS AREA | PCT OF BASE      | YEAR                     | TOT ADJ AREA | SUBAREA MARKET VALUE |                                       |                |                |                |           |         |             |        |         |                 |                       |            |                             |      |         |      |     |    |        |  |  |  |  |  |
| BAS                                                                                                                                           | 1,200            | 100              | 1993                     | 1,200        | 180,237              |                                       |                |                |                |           |         |             |        |         |                 |                       |            |                             |      |         |      |     |    |        |  |  |  |  |  |
| BAS                                                                                                                                           | 600              | 100              | 2012                     | 600          | 90,118               |                                       |                |                |                |           |         |             |        |         |                 |                       |            |                             |      |         |      |     |    |        |  |  |  |  |  |
| CK                                                                                                                                            | 644              | 10               | 1995                     | 64           | 9,613                |                                       |                |                |                |           |         |             |        |         |                 |                       |            |                             |      |         |      |     |    |        |  |  |  |  |  |
| CK                                                                                                                                            | 728              | 10               | 1995                     | 73           | 10,964               |                                       |                |                |                |           |         |             |        |         |                 |                       |            |                             |      |         |      |     |    |        |  |  |  |  |  |
| FOP                                                                                                                                           | 240              | 30               | 1993                     | 72           | 10,814               |                                       |                |                |                |           |         |             |        |         |                 |                       |            |                             |      |         |      |     |    |        |  |  |  |  |  |
| FOP                                                                                                                                           | 240              | 30               | 1993                     | 72           | 10,814               |                                       |                |                |                |           |         |             |        |         |                 |                       |            |                             |      |         |      |     |    |        |  |  |  |  |  |
| FUS                                                                                                                                           | 1,200            | 100              | 1993                     | 1,200        | 180,237              |                                       |                |                |                |           |         |             |        |         |                 |                       |            |                             |      |         |      |     |    |        |  |  |  |  |  |
| UOP                                                                                                                                           | 64               | 20               | 1995                     | 13           | 1,953                |                                       |                |                |                |           |         |             |        |         |                 |                       |            |                             |      |         |      |     |    |        |  |  |  |  |  |
| UOP                                                                                                                                           | 225              | 20               | 1995                     | 45           | 6,759                |                                       |                |                |                |           |         |             |        |         |                 |                       |            |                             |      |         |      |     |    |        |  |  |  |  |  |
| TOTALS                                                                                                                                        | 5,141            |                  |                          | 3,339        | 501,508              |                                       |                |                |                |           |         |             |        |         |                 |                       |            |                             |      |         |      |     |    |        |  |  |  |  |  |
| EXTRA FEATURES                                                                                                                                |                  |                  |                          |              |                      | 93018 MARSH LANDING, FERNANDINA BEACH |                |                |                |           |         |             |        |         |                 |                       |            |                             |      |         |      |     |    |        |  |  |  |  |  |
| 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                                                                                                                                             | 0504             | FP-ELECTRI       | 0                        | 100          | 0                    | 0                                     |                | 1.00           | UT 2,000.00    | 2,000.00  | 100     | 1982        | 1982   | 3       | 49              | 980                   |            |                             |      |         |      |     |    |        |  |  |  |  |  |
| 2                                                                                                                                             | 0811             | CONCRETE B       | 0                        | 100          | 0                    | 0                                     |                | 1,714.00       | SF 5.20        | 5.20      | 100     | 1982        | 1982   | 3       | 35              | 3,119                 |            |                             |      |         |      |     |    |        |  |  |  |  |  |
| 3                                                                                                                                             | 0820             | WOOD WALK        | 0                        | 100          | 5                    | 30                                    |                | 150.00         | SF 11.75       | 11.75     | 100     | 1995        | 1995   | 3       | 40              | 705                   |            |                             |      |         |      |     |    |        |  |  |  |  |  |
| 4                                                                                                                                             | 0811             | CONCRETE B       | 0                        | 100          | 0                    | 0                                     |                | 647.00         | SF 5.20        | 5.20      | 100     | 1996        | 1996   | 3       | 70              | 2,355                 |            |                             |      |         |      |     |    |        |  |  |  |  |  |
| 5                                                                                                                                             | 0810             | CONCRETE A       | 0                        | 100          | 60                   | 3                                     |                | 180.00         | SF 6.50        | 6.50      | 100     | 1996        | 1996   | 3       | 70              | 819                   |            |                             |      |         |      |     |    |        |  |  |  |  |  |
| 6                                                                                                                                             | 0810             | CONCRETE A       | 0                        | 100          | 26                   | 2                                     |                | 52.00          | SF 3.25        | 3.25      | 100     | 1996        | 1996   | 3       | 70              | 118                   |            |                             |      |         |      |     |    |        |  |  |  |  |  |
| 7                                                                                                                                             | 0940             | SHEDS/PORT       | 0                        | 100          | 16                   | 8                                     |                | 128.00         | SF 30.00       | 30.00     | 100     | 2006        | 2006   | 3       | 24              | 922                   |            |                             |      |         |      |     |    |        |  |  |  |  |  |
| TOTAL OB/XF 9,018                                                                                                                             |                  |                  |                          |              |                      |                                       |                |                |                |           |         |             |        |         |                 |                       |            |                             |      |         |      |     |    |        |  |  |  |  |  |
| LAND DESCRIPTION                                                                                                                              |                  |                  |                          |              |                      |                                       |                |                |                |           |         |             |        |         |                 |                       |            |                             |      |         |      |     |    |        |  |  |  |  |  |
| 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        | LAND VALUE | OTHER ADJUSTMENTS AND NOTES | YEAR | DENSITY | DECL | FRZ | YR | CONSRV |  |  |  |  |  |
| 1                                                                                                                                             | 000100           | C                | RES                      | 100          |                      | RSF-1                                 | 0.00           | 0.00           | 1.00           | LT        |         | 1.00        | 1.00   | 1.00    | 160,000.00      | 160,000.00            | 160,000    |                             |      |         |      |     |    |        |  |  |  |  |  |
| REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 160,000 Market: 0 Agricultural: 0 Common: 160,000 PRINTED 07/30/2025 BY SYS |                  |                  |                          |              |                      |                                       |                |                |                |           |         |             |        |         |                 |                       |            |                             |      |         |      |     |    |        |  |  |  |  |  |

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