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

2025

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

NASSAU COUNTY PROPERTY

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.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

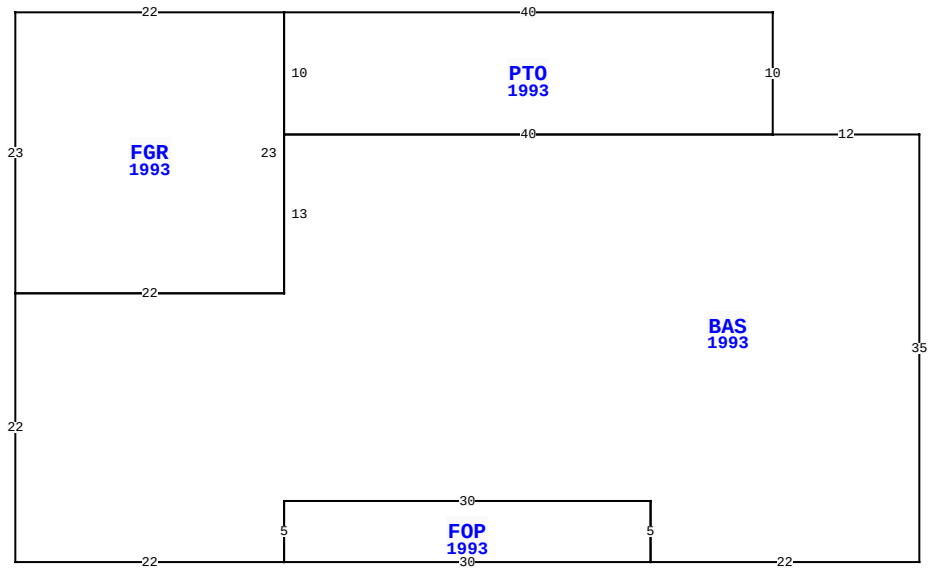
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4016.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,154	100	1993	2,154	250,530
FGR	506	55	1993	278	32,334
FOP	150	30	1993	45	5,234
PTO	400	5	1993	20	2,326
TOTALS	3,210			2,497	290,424

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,497	130.5360	172.31	430,258	1979	1979	0	0	0	32.50	67.50

1 SNGL FAM – 100% - 2001 Heated Area: 2154 HX Base Yr 2001



93067 MARSH LANDING, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/15/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 7	Tax Dist:	
BUILDING MARKET VALUE		290,424
TOTAL MARKET OB/XF VALUE		8,167
TOTAL LAND VALUE - MARKET		160,000
TOTAL MARKET VALUE		458,591
SOH/AGL Deduction		261,036
ASSESSED VALUE		197,555
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		146,833
TOTAL JUST VALUE		458,591
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		435,578

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	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

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$.

EXTRA FEATURES

LN	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	44	4,176	
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1996	1996	3	77	2,695	
4	1242	WD DECK A	0	100	12	12	144.00	SF	10.00	10.00	100	2001	2001	3	20	288	

LAND DESCRIPTION

TOTAL OB/XF 8,167

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH 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