

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

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

2026

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



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	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	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 04
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	187,920
BAS	600	100	2012	600	93,960
CK	644	10	1995	64	10,022
CK	728	10	1995	73	11,432
FOP	240	30	1993	72	11,276
FOP	240	30	1993	72	11,276
FUS	1,200	100	1993	1,200	187,920
UOP	64	20	1995	13	2,036
UOP	225	20	1995	45	7,047
TOTALS	5,141			3,339	522,887

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0504	FP-ELECTRI	0	100	0	1.00	UT	2,000.00	2,000.00
3	0820	WOOD WALK	0	100	5	30	SF	11.75	11.75
7	0940	SHEDS/PORT	0	100	16	8	SF	30.00	30.00

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

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	3,339	150.2130	208.80	697,183	1982	1995	0	0	25.00	75.00
1 SNGL FAM 100% - 2014 Heated Area: 3000 HX Base Yr 2014											
BLD DATE XF DATE INC DATE											
LGL DATE LAND DATE AG DATE											
04/15/2025 MLU											

TOTAL OB/XF									
2,480									

NASSAU COUNTY PROPERTY									
PAGE 1 of 2									
VALUATION SUMMARY									
STANDARD									
VALUATION BY									
Tax Group: 7 Tax Dist:									
BUILDING MARKET VALUE									
TOTAL MARKET OB/XF VALUE									
TOTAL LAND VALUE - MARKET									
TOTAL MARKET VALUE									
SOH/AGL Deduction									
ASSESSED VALUE									
TOTAL EXEMPTION VALUE HX HB VX									
BASE TAXABLE VALUE									
TOTAL JUST VALUE									
NCON VALUE									
INCOME VALUE									
PREVIOUS YEAR MKT VALUE									

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E15965	ELEC OTHER	100	10/01/2005
M10447	MECH OTHER	0	10/01/2005
R07893	REPAIR/RRF	1,100	07/01/2005
95-1715	CHNGE SRVC	0	03/01/1995
B9401463	ADDITION	12,410	12/01/1994

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1800/0304	6/27/2012	WD	Q	I	02	398,500	
GRANTOR: KOENIG DONALD PHILIP							
GRANTEE: MAZZOLA JOSEPH A &							
1780/1443	2/28/2012	TD	U	I	30	100	
GRANTOR: KOENIG DONALD PHILIP							
GRANTEE: KOENIG DONALD PHILI							

BUILDING NOTES									
BUILDING DIMENSIONS									
UOP=[YR=1995] W15 S15 DCK=[YR=1995] W30 S12 W28 S2									
UOP=[YR=1995] S4 BAS=[YR=1993] W10 S3 BAS=[YR=2012] W25									
S24 E25 N24 \$ S27 FOP=[YR=1993] S6 E40 N6 W40 \$ E40 N4									
DCK=[YR=1995] E28 N26 W28 S26 \$ N26 W30 \$ E16 N4 W16 \$ E16									
S4 E42 N18 \$ E15 N15 \$ PTR= E15 FUS=[YR=1993] E40 S30									
FOP=[YR=1993] S6 W40 N6 E40 \$ W40 N30 \$ W15 \$.									

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