

LOT 223 & N1/2 OF LOT 222
IN OR 2449/1435
PINEY ISLAND 1 PB 4/69

SMITH SCOTTIE E & WILLIAM W
93011 MARSH LANDING
FERNANDINA BEACH, FL 32034

2026

37-2N-28-5000-0223-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 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		3 100
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	

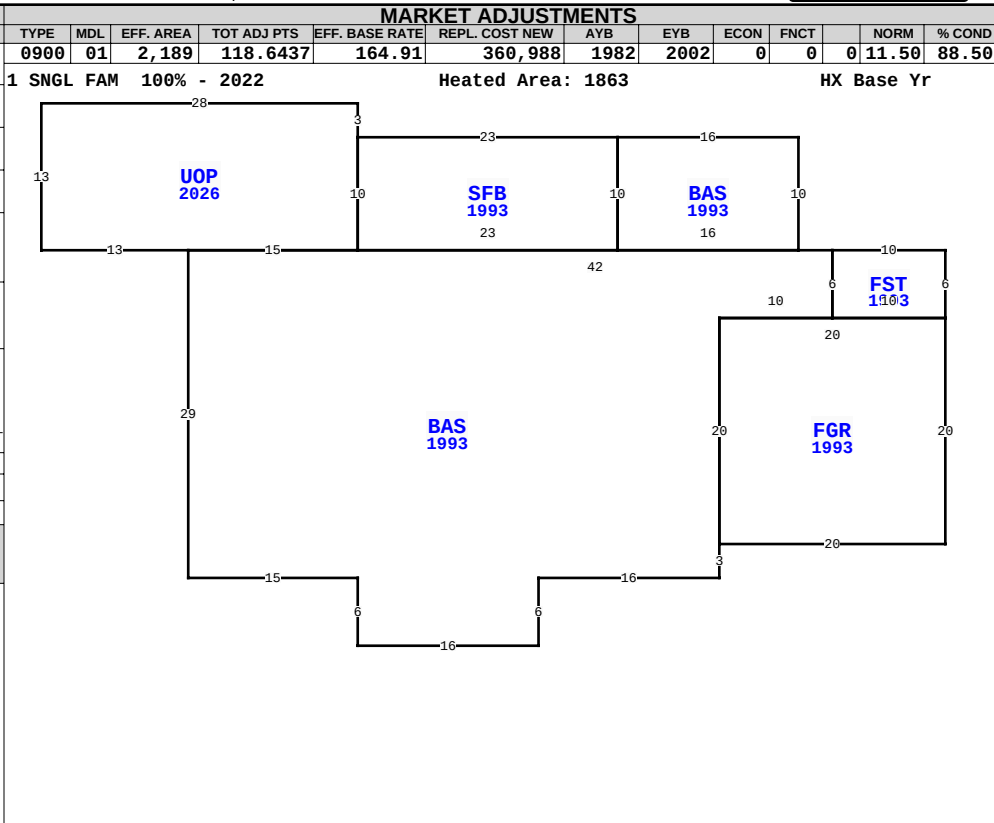
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	160	100	1993	160	23,352
BAS	1,519	100	1993	1,519	221,691
FGR	400	55	1993	220	32,108
FST	60	55	1993	33	4,816
SFB	230	80	1993	184	26,854
UOP	364	20	2026	73	10,654

TOTALS	2,733			2,189	319,474
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
2	0820	WOOD WALK	0 100	23	5	115.00	SF	11.75	11.75
3	1242	WD DECK A	0 100	16	10	160.00	SF	10.00	10.00
4	0820	WOOD WALK	0 100	14	5	70.00	SF	11.75	11.75
5	0860	POOL/SPA	0 100	0	0	1.00	UT	40,000.00	40,000.00
7	0300	BOAT DCK W	0 100	0	0	633.00	SF	40.00	40.00
8	0310	AL GANG WY	0 100	0	0	16.00	LF	115.00	115.00
9	0317	DCK PLNG W	0 100	0	0	2.00	UT	1,000.00	1,000.00
10	0303	FLT DOCK W	0 100	16	8	128.00	SF	26.00	26.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000116	C	RES MARSH	100		RSF-1	0.00	0.00	1.00

REVIEW DATE 03/05/2026 BY NW



93011 MARSH LANDING, FERNANDINA BEACH	BLD DATE	LGL DATE	04/15/2025	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
2	0820	WOOD WALK	0 100	23	5	115.00	SF	11.75	11.75	100	1987	1987	3	40	541	
3	1242	WD DECK A	0 100	16	10	160.00	SF	10.00	10.00	100	1987	1987	3	20	320	
4	0820	WOOD WALK	0 100	14	5	70.00	SF	11.75	11.75	100	1989	1989	3	40	329	
5	0860	POOL/SPA	0 100	0	0	1.00	UT	40,000.00	40,000.00	100	2022	2022	03	100	40,000	
7	0300	BOAT DCK W	0 100	0	0	633.00	SF	40.00	40.00	100	2026	2025		100	25,320	
8	0310	AL GANG WY	0 100	0	0	16.00	LF	115.00	115.00	100	2026	2025		100	1,840	
9	0317	DCK PLNG W	0 100	0	0	2.00	UT	1,000.00	1,000.00	100	2026	2025		100	2,000	
10	0303	FLT DOCK W	0 100	16	8	128.00	SF	26.00	26.00	100	2026	2025		100	3,328	

TOTAL OB/XF										73,678									
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
1	000116	C	RES MARSH	100		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.50	275,000.00	412,500.00	412,500		

Total Acres: 0.00 Total Land Value: 412,500 Market: 0 Agricultural: 0 Common: 412,500

NASSAU COUNTY PROPERTY										PAGE 1 of 2									
VALUATION SUMMARY										7									
VALUATION BY										STANDARD									
Tax Group: 7										Tax Dist:									
BUILDING MARKET VALUE										336,695									
TOTAL MARKET OB/XF VALUE										73,678									
TOTAL LAND VALUE - MARKET										412,500									
TOTAL MARKET VALUE										822,873									
SOH/AGL Deduction										686,690									
ASSESSED VALUE										136,183									
TOTAL EXEMPTION VALUE										13									
BASE TAXABLE VALUE										0									
TOTAL JUST VALUE										822,873									
NCON VALUE										41,598									
INCOME VALUE																			
PREVIOUS YEAR MKT VALUE										781,844									

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22008818	SWIM POOL	99,000	10/01/2022
22000146	ADDITION	39,520	01/04/2022
R2101786	REPAIR/RRF	0	02/01/2021
M1706631	H/AC	0	10/01/2017
B0310922	REPAIR/RRF	691	01/01/2003
970679	REPAIR/RRF	2,800	11/01/1997

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2449/1435	3/31/2021	WD	Q	I	02	435,000	
GRANTOR: PEACOCK JAMES C JR							
GRANTEE: SMITH SCOTTIE E & W							
1916/1497	5/13/2014	DG	U	I	30	100	
GRANTOR: PEACOCK JAMES C JR &							
GRANTEE: PEACOCK JAMES C JR							

BUILDING NOTES									
BUILDING DIMENSIONS									
BAS=[YR=1993;ORIG=-52,0] W15 S29 E15 S6 E16 N6 E16 N3 N20 E10 N6 W42 \$									
FGR=[YR=1993;ORIG=-20,26] E20 N20 W20 S20 \$									
UOP=[YR=2026;ORIG=-52,0] W15 W13 N13 E28 S3 S10 \$									
SFB=[YR=1993;ORIG=-29,-10] W23 S10 E23 N10 \$									
BAS=[YR=1993;ORIG=-13,0] N10 W16 S10 E16 \$									
FST=[YR=1993;ORIG=0,0] W10 S6 E10 N6 \$									

TOTAL OB/XF										73,678									
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
1	000116	C	RES MARSH	100		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.50	275,000.00	412,500.00	412,500		

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