

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

2026

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



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	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. 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	261,865
FGR	506	55	1993	278	33,797
FOP	150	30	1993	45	5,471
PTO	400	5	1993	20	2,431

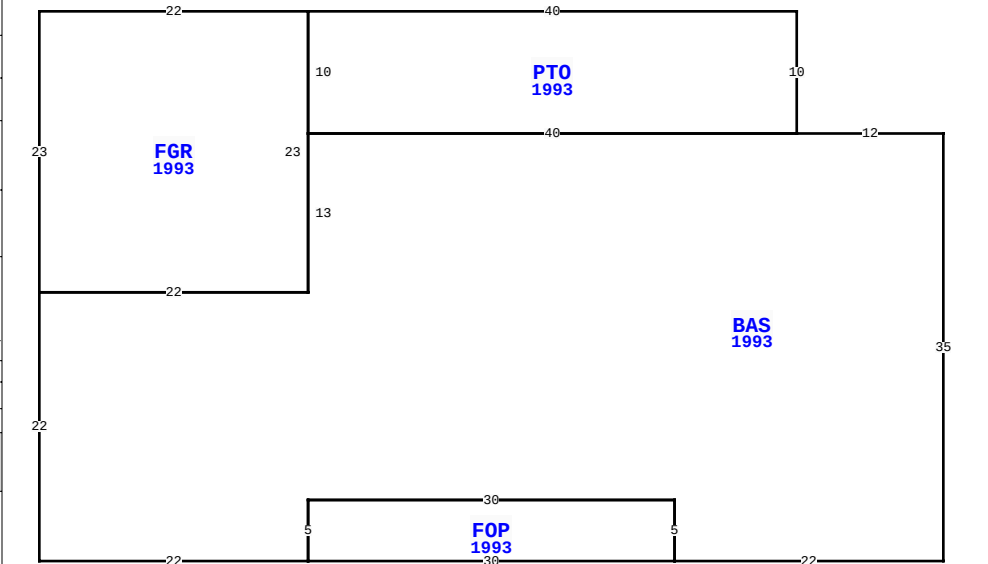
TOTALS	3,210			2,497	303,564
--------	-------	--	--	-------	---------

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0940	SHEDS/PORT	0 100	12	14	168.00	SF	30.00	30.00
3	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00
4	1242	WD DECK A	0 100	12	12	144.00	SF	10.00	10.00

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

REVIEW DATE	01/01/2023	BY	CD
-------------	------------	----	----

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	181.45	453,081	1979	1979		0	0	33.00	67.00
1 SNGL FAM 100% - 2001 Heated Area: 2154 HX Base Yr 2001												



93067 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
1	0940	SHEDS/PORT	0 100	12	14	168.00	SF	30.00	30.00	100	1985	1985	3	20	1,008	
3	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1996	1996	3	76	2,660	
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						
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
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

Total Acres: 0.00	Total Land Value: 160,000	Market: 0	Agricultural: 0
-------------------	---------------------------	-----------	-----------------

NASSAU COUNTY PROPERTY				PAGE 1 of 1	7
VALUATION SUMMARY					
VALUATION BY		STANDARD			
Tax Group: 7		Tax Dist:			
BUILDING MARKET VALUE		303,564			
TOTAL MARKET OB/XF VALUE		3,956			
TOTAL LAND VALUE - MARKET		160,000			
TOTAL MARKET VALUE		467,520			
SOH/AGL Deduction		264,631			
ASSESSED VALUE		202,889			
TOTAL EXEMPTION VALUE		51,411			
BASE TAXABLE VALUE		151,478			
TOTAL JUST VALUE		467,520			
NCON VALUE		0			
INCOME VALUE					
PREVIOUS YEAR MKT VALUE		458,591			

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	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\$.									