LOT 226 PT OF TRACT A
IN OR 1864/1101
PINEY ISLAND PB 4/63 & 64

KIRK BRADLEY J
93105 MARSH LANDING
FERNANDINA BEACH, FL 32034

2026

37-2N-28-5000-0226-0000

BUILDING CHARACTERISTICS

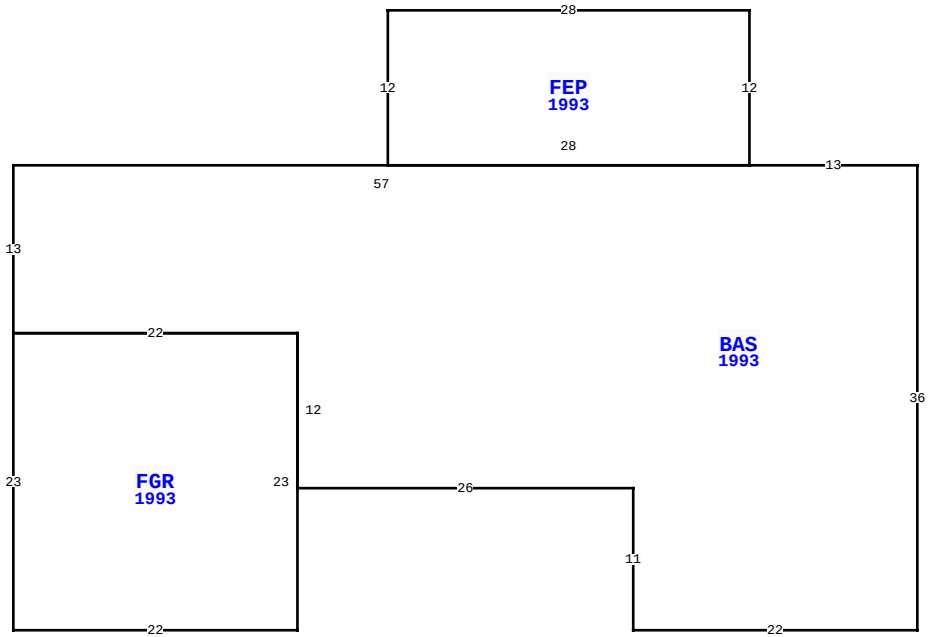
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	03	MASONRY 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	1,728	100	1993	1,728	215,055
FEP	336	80	1993	269	33,478
FGR	506	55	1993	278	34,598
TOTALS	2,570			2,275	283,130

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,275	127.9047	177.79	404,472	1979	1985	0	0	0	30.00	70.00

1 SNGL FAM 100% - 2014 Heated Area: 1728 HX Base Yr 2014



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

93105 MARSH LANDING, FERNANDINA BEACH

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1999	1999	3	80	2,800	
4	0820	WOOD WALK	0	100	0	0	160.00	SF	11.75	11.75	100	1990	1990	3	40	752	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 7	Tax Dist:	
BUILDING MARKET VALUE		283,130
TOTAL MARKET OB/XF VALUE		3,552
TOTAL LAND VALUE - MARKET		160,000
TOTAL MARKET VALUE		446,682
SOH/AGL Deduction		251,829
ASSESSED VALUE		194,853
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		143,442
TOTAL JUST VALUE		446,682
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		439,156

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1864/1101	6/21/2013	SW	Q	I	02	179,900
GRANTOR: FEDERAL HOME LOAN MOR						
GRANTEE: KIRK BRADLEY J						
1836/1865	1/04/2013	WD	U	I	11	100
GRANTOR: WELLS FARGO BANK NA						
GRANTEE: FEDERAL HOME LOAN M						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W13 FEP=[YR=1993] N12 W28 S12 E28$ W57 S13
FGR=[YR=1993] S23 E22 N23 W22$ E22 S12 E26 S11 E22 N36$.

LAND DESCRIPTION

TOTAL OB/XF 3,552

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 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 160,000 Market: 0 Agricultural: 0 Common: 160,000 PRINTED 07/09/2026 BY SYS