LOT 5
FOREST OAKS PB 5/64

MASHBURN LANE F & SABRINA G
PO BOX 16326
FERNANDINA BEACH, FL 32035

2023

00-00-30-0252-0005-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

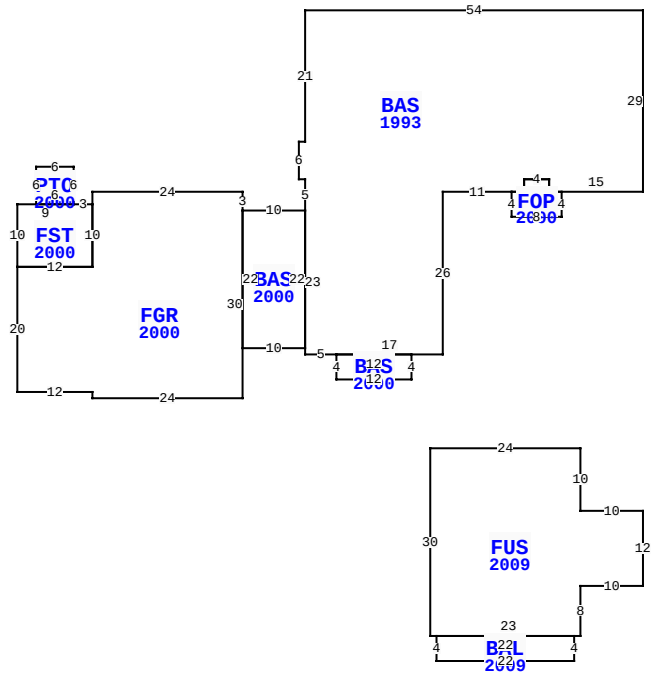
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	05	DIST 1A 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	2028.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	88	15	13	1,670
BAS	2,136	100	2,136	274,463
BAS	48	100	48	6,168
BAS	220	100	220	28,269
FGR	1,032	55	568	72,985
FOP	40	30	12	1,542
FST	120	55	66	8,481
FUS	840	100	840	107,935
PTO	36	5	2	257
TOTALS	4,560		3,905	501,768

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	3,905	103.0500	146.85	573,449	1984	1996	0	0	0	12.50	87.50

1 SFR CUST – 0% - 2023 Heated Area: 3244 HX Base Yr



875 FOUNTAIN DR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	518,929
TOTAL MARKET OB/XF VALUE	38,453
TOTAL LAND VALUE - MARKET	120,000
TOTAL MARKET VALUE	677,382
SOH/AGL Deduction	0
ASSESSED VALUE	677,382
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	677,382
TOTAL JUST VALUE	677,382
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	550,484

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B9805380	NEW CONSTR	73,828	09/01/1998
B9805381	ADDITION	75,054	09/01/1998
B9603172	NEW CONSTR	8,976	08/01/1996
6410	DEMOLITION	7,300	04/16/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2609/1559	12/19/2022	WD	U	I	37	242,300
GRANTOR: DUGGAN DOROTHY GENE						
GRANTEE: MASHBURN LANE F & S						
1724/0640	12/24/2010	WD	U	I	11	305,000
GRANTOR: HSBC BANK USA N A						
GRANTEE: DUGGAN DOROTHY GENE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W54 S21 W1 S6 E1 S5 BAS=[YR=2000] W10 FGR=[YR=2000] N3 W24 S2 FST=[YR=2000] W3 PTO=[YR=2000] N6 W6 S6 E6 $ W9 S10 E12 N10 $ S10 W12 S20 E12 S1 E24 N30 $ S22 E10 N22 $ S23 E5 BAS=[YR=2000] S4 E12 N4 W12 $ E17 N26 E11 FOP=[YR=2000] S4 E8 N4 W2 N2 W4 S2 W2 $ E2 N2 E4 S2 E15 N29 $ PTR= S80 FUS=[YR=2009] W10 N10 W24 S30 E1 BAL=[YR=2009] S4 E22 N4 W22$ E23 N8 E10 N12$ N80$.

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
4	0861	POOL GUNIT	0	0	0	0	507.00	SF	85.00	85.00	100	1984	1984	3	20	8,619	
5	0845	KOOL DECK	0	0	0	0	1,085.00	SF	7.25	7.25	100	1984	1984	3	47	3,697	
6	0858	SCULP CONC	0	0	0	0	109.00	SF	13.00	13.00	100	1997	1997	3	93	1,318	
11	0811	CONCRETE B	0	0	0	0	486.00	SF	5.20	5.20	100	2000	2000	3	80	2,022	
12	0810	CONCRETE A	0	0	0	0	441.00	SF	6.50	6.50	100	2000	2000	3	80	2,293	
13	0855	CONC PAVER	0	0	0	0	1,612.00	SF	10.00	10.00	100	2000	2000	3	80	12,896	
14	0940	SHEDS/PORT	0	0	6	6	36.00	SF	30.00	30.00	100	2000	2000	3	20	216	
15	0462	ST/AL FNC	0	0	42	0	168.00	SF	10.00	10.00	100	2002	2002	3	32	538	
16	0510	GARAGE WD-	0	0	0	0	408.00	SF	52.50	52.50	100	2002	2002	3	32	6,854	

LAND DESCRIPTION

TOTAL OB/XF 38,453

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	SFR	0		RS-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	120,000.00	120,000.00	120,000							

REVIEW DATE 04/29/2020 BY DJA Total Acres: 0.00 Total Land Value: 120,000 Market: 0 Agricultural: 0 Common: 120,000 PRINTED 08/02/2023 BY SYS

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Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	02	MIN PLYWD 100
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Bedrooms		0 100
Bathrooms		0 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01

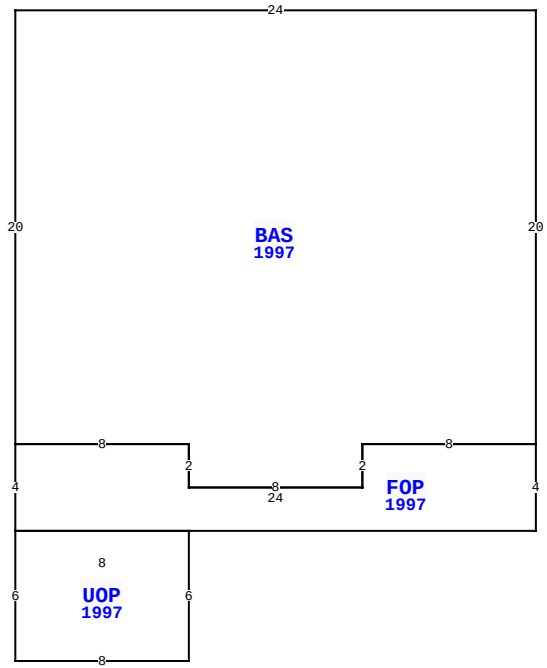
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	2028.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	496	100	496	16,060
FOP	80	30	24	777
UOP	48	20	10	324
TOTALS	624		530	17,161

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0150	01	530	73.8000	36.90	19,557	1997	1997	0	0	0	12.25	87.75

2 ACCESORY U – 0% - 2023 Heated Area: 496 HX Base Yr



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GRANTOR: HSBC BANK USA N A						
GRANTEE: DUGGAN DOROTHY GENE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1997] W24 S20 FOP=[YR=1997] S4 UOP=[YR=1997] S6 E8 N6 W8 $ E24 N4 W8 S2 W8 N2 W8 $ E8 S2 E8 N2 E8 N20 $.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

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