PT OF LOT 30
IN DB 212 PG 292
E O FRIEND SUB DB Z/165

ONEAL JOHN C JR
96003 CROWN CT
YULEE, FL 32097

2023

00-00-30-034A-0030-0030

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 50
Exterior Wall	20	FACE BRICK 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	03	PLASTER 100
Interior Floo	05	ASPH TILE 100
Air Condition	01	NONE 100
Heating Type	02	CONVECTION 100
Bedrooms		3 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	05	DIST 1A 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

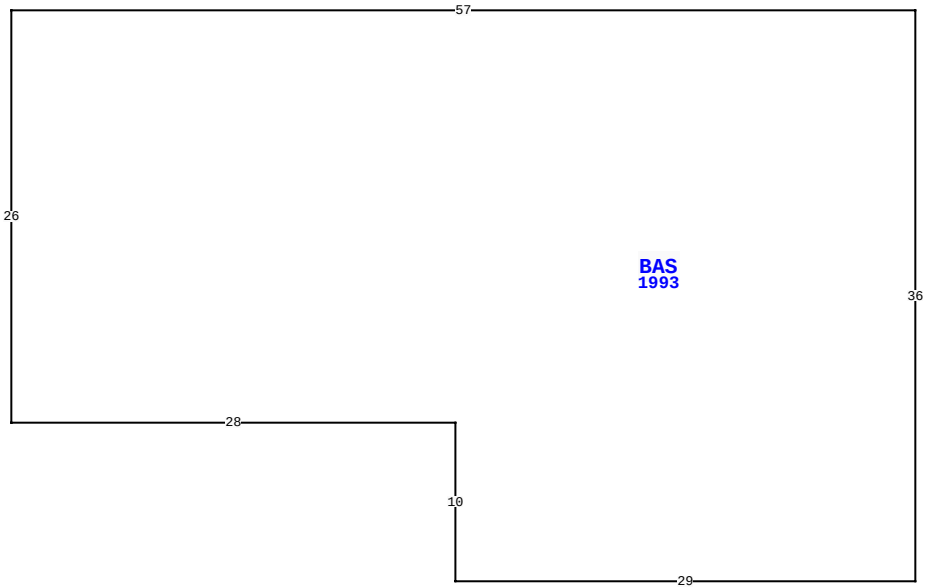
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	2020.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,772	100	1,772	110,127
TOTALS	1,772		1,772	110,127

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,772	87.0000	78.52	139,137	1958	1988	0	0	0	20.85	79.15

1 SINGLE FAM – 0% - 0 Heated Area: 1772 HX Base Yr



110 LAWRENCE LN, 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	112,813
TOTAL MARKET OB/XF VALUE	5,800
TOTAL LAND VALUE - MARKET	153,425
TOTAL MARKET VALUE	272,038
SOH/AGL Deduction	25,034
ASSESSED VALUE	247,004
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	247,004
TOTAL JUST VALUE	272,038
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	246,211

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R1213090	ROOF	8,754	08/01/2012

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W57 S26 E28 S10 E29 N36 $.

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	0	0	0	1.00	UT	3,500.00	3,500.00	100	1981	1981	3	51.5	1,803	
2	0811	CONCRETE B	0	0	0	0	1,308.00	SF	5.20	5.20	100	1984	1984	3	47	3,197	
3	1242	WD DECK A	0	0	0	0	400.00	SF	10.00	10.00	100	1984	1984	3	20	800	

LAND DESCRIPTION

TOTAL OB/XF 5,800

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	000115	C	SFR ACRES	0		RS-2	273.00	310.00	1.90	AC		1.00	1.00	0.85	95,000.00	80,750.00	153,425							

REVIEW DATE 12/27/2022 BY TWA Total Acres: 1.90 Total Land Value: 153,425 Market: 0 Agricultural: 0 Common: 153,425 PRINTED 08/02/2023 BY SYS

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2023

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Roof Cover	03	COMP SHNGL 100
Interior Wall		N/A 100
Interior Floo	03	CONC FINSH 100
Air Condition	99	N/A 100
Heating Type		N/A 100
Bedrooms		0 100
Bathrooms		0 100
Frame	01	TYP WD 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	05	DIST 1A 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

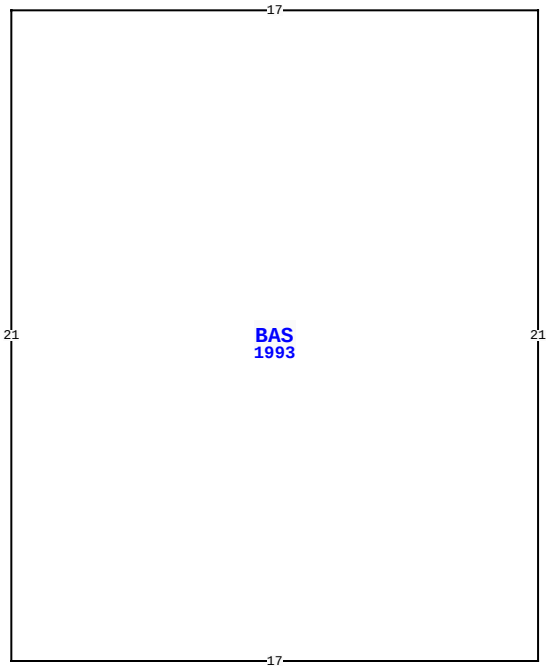
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	2020.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	357	100	357	2,687
TOTALS	357		357	2,686

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	357	43.0000	15.05	5,373	1960	1960	0	0	0	50.00	50.00

2 GARAGE RES – 0% - 0 Heated Area: 357 HX Base Yr



110 LAWRENCE LN, FERNANDINA BEACH

BLD DATE		LGL DATE	
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NASSAU COUNTY PROPERTY

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TOTAL JUST VALUE	272,038
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INCOME VALUE	
PREVIOUS YEAR MKT VALUE	246,211

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W17 S21 E17 N21 $.

EXTRA FEATURES

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 12/27/2022 BY TWA Total Acres: 1.90 Total Land Value: 153,425 Market: 0 Agricultural: 0 Common: 153,425 PRINTED 08/02/2023 BY SYS