PT OF LOT 31 IN OR 492/371
(EX OR 2138/1825)
E O FRIEND SUB DB Z/165

GRIFFIN WANDA BLANCHE
180 LAWRENCE LN
FERNANDINA BEACH, FL 32034

2023

00-00-30-034A-0031-0030

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	05	DIST 1A 100
Quality	03	Quality Level 03

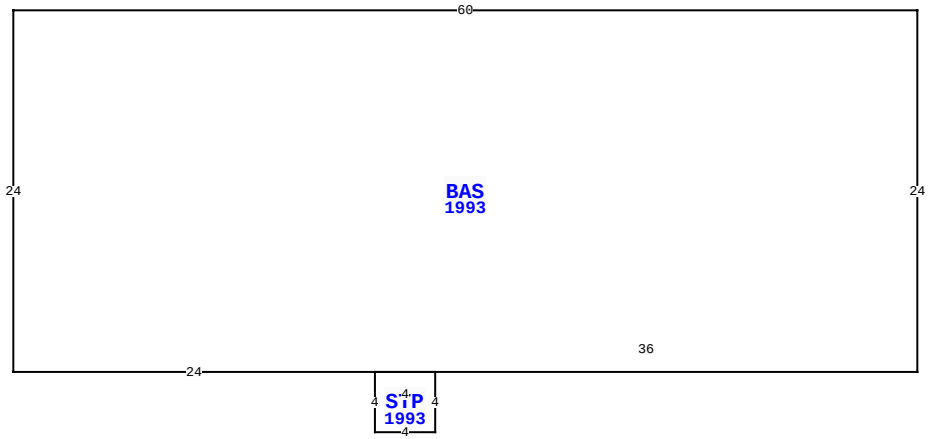
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 02
NEIGHBORHOOD/LOC 2020.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,440	100	1,440	33,134
STP	16	10	2	46
TOTALS	1,456		1,442	33,180

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,442	118.0000	76.70	110,601	1983	1983	0	0	0	70.00	30.00

1 M/H 93- – 100% - 1977 Heated Area: 1440 HX Base Yr 1977



180 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		33,180
TOTAL MARKET OB/XF VALUE		14,629
TOTAL LAND VALUE - MARKET		110,000
TOTAL MARKET VALUE		157,809
SOH/AGL Deduction		101,467
ASSESSED VALUE		56,342
TOTAL EXEMPTION VALUE	HX HB WX	36,342
BASE TAXABLE VALUE		20,000
TOTAL JUST VALUE		157,809
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		152,221

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0492/0371	2/23/1982	WD	U	I	07	0
GRANTOR: GRIFFIN WANDA BLANCHE						
GRANTEE: GRIFFIN ROBERT W &						
0354/0501	2/01/1982	FS	U	I		100
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W60 S24 E24 STP=[YR=1993] S4 E4 N4 W4$ E36 N24$.

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	1242	WD DECK A	0	100	0	0	858.00	SF	10.00	10.00	100	1987	1987	3	20	1,716	
2	0861	POOL GUNIT	0	100	0	0	554.00	SF	85.00	85.00	100	1983	1983	3	20	9,418	
3	0812	CONCRETE C	0	100	0	0	1,283.00	SF	4.00	4.00	100	1983	1983	3	44	2,258	
5	0810	CONCRETE A	0	100	0	0	158.00	SF	6.50	6.50	100	1990	1990	3	62	637	
6	0940	SHEDS/PORT	0	100	10	10	100.00	SF	30.00	30.00	100	1990	1990	3	20	600	

LAND DESCRIPTION

TOTAL OB/XF 14,629

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	100		RS-2	110.00	210.00	110.00	FF		1.00	1.00	1.00	1,000.00	1,000.00	110,000							

REVIEW DATE 06/29/2017 BY DJ Total Acres: 0.00 Total Land Value: 110,000 Market: 0 Agricultural: 0 Common: 110,000 PRINTED 08/02/2023 BY SYS