

31-3N-28 S-3
IN OR 2491/83
21 PT OF LOTS 8 & 9

MASHBURN LANE F & SABRINA G
P O BOX 16323
FERNANDINA BEACH, FL 32034

2023

00-00-30-034B-0008-0030



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY												
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1												
Exterior Wall	20	FACE BRICK 100	0900	01	2,765	110.9760	131.78	364,372	2008	2008	0	0	10.50	89.50													
Roof Structur	03	GABLE/HIP 100	1 SNGL FAM - 0% - 0													Heated Area: 2092											
Roof Cover	03	COMP SHNGL 100														HX Base Yr											
Interior Wall	05	DRYWALL 100																									
Interior Floo	12	HARDWOOD 80																									
Interior Floo	11	CLAY TILE 20																									
Air Condition	03	CENTRAL 100																									
Heating Type	04	AIR DUCTED 100																									
Bedrooms		3 100																									
Bathrooms		2.5 100																									
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	2,092	100	2,092	246,737																							
FGR	810	55	446	52,603																							
FOP	250	30	75	8,846																							
FSP	234	40	94	11,086																							
FST	90	55	50	5,897																							
PTO	24	5	1	118																							
PTO	64	5	3	354																							
STR	20	10	2	236																							
STR	24	10	2	236																							
TOTALS				3,608		2,765	326,113																				
EXTRA FEATURES															139 PETERS RD, FERNANDINA BEACH												
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	0510	GARAGE WD-	0	0	26	43	1,118.00	SF	35.00	35.00	100	1980	1980	3	20	7,826											
2	0810	CONCRETE A	0	0	28	4	112.00	SF	6.50	6.50	100	1980	1980	3	35	255											
4	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	2008	2008	3	93	3,255											
5	0351	CARPORT MT	0	0	33	12	396.00	SF	10.00	10.00	100	2008	2008	3	40	1,584											
7	1242	WD DECK A	0	0	4	5	20.00	SF	10.00	10.00	100	2008	2008	3	40	80											
8	0810	CONCRETE A	0	0	0	0	160.00	SF	6.50	6.50	100	2008	2008	3	90	936											
9	0810	CONCRETE A	0	0	0	0	2,845.00	SF	6.50	6.50	100	2008	2008	3	90	16,643											
10	0810	CONCRETE A	0	0	5	12	60.00	SF	6.50	6.50	100	2008	2008	3	90	351											
11	0351	CARPORT MT	0	0	13	11	143.00	SF	10.00	10.00	100	2011	2011	3	55	787											
TOTAL OB/XF															31,717												
LAND DESCRIPTION																											
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	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV			
1	000115	C	SFR ACRES	0		OR	105.00	420.00	1.01	AC		1.00	1.00	1.00	125,000.00	125,000.00	126,250										
REVIEW DATE 01/24/2018 BY DJ Total Acres: 1.01 Total Land Value: 126,250 Market: 0 Agricultural: 0 Common: 126,250 PRINTED 08/02/2023 BY SYS																											