

S1/2 OF LOT 15 &
LOTS 16 17 47 48 & S1/2 OF 49
IN OR 852/1294

LANE MASHBURN INC/
2266 SOUTH 8TH ST
FERNANDINA BEACH, FL 32034

2023

00-00-30-0380-0015-0010



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 60
Exterior Wall	20	FACE BRICK 40
Roof Structure	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	01	MINIMUM 100
Interior Floor	03	CONC FINSH 100
Ceiling	01	FIN.SUSPD 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing	03	3 100
Frame	03	MASONRY 100
Story Height		10 100
RMS		5 100
Stories	1.	1. 100
Class	00	. 100
Units		0 100
Occupancy	00	OWNER OCC 100

Quality 02 Quality Level 02

DOR CODE 2700 VEH SALE/REPAIR

MAP NUM MKT AREA 02

NEIGHBORHOOD/LOC 2002.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
AOF	169	185	313	11,473
AOF	110	185	204	7,478
AOF	880	185	1,628	59,675
BAS	1,701	100	1,701	62,350

TOTALS 2,860 3,846 140,975

EXTRA FEATURES

L N	OB/IF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/IF MKT VALUE	NOTES
1	0803	ASPHALT C	0	0	186	25			4,650.00	SF 2.00	100	1975	1975	3	50	4,650
2	0803	ASPHALT C	0	0	0	0			3,960.00	SF 2.00	100	1975	1975	3	50	3,960
3	0500	FP-PRE FAB	0	0	0	0			1.00	UT 3,500.00	100	1965	1965	3	28	980
4	0423	CL FNC 5'	0	0	0	0			159.00	LF 6.85	100	1975	1975	3	20	218
5	0423	CL FNC 5'	0	0	0	0			205.00	LF 6.85	100	1975	1975	3	20	281
6	0423	CL FNC 5'	0	0	0	0			150.00	LF 6.85	100	1975	1975	3	20	206
7	0810	CONCRETE A	0	0	44	22			968.00	SF 6.50	100	2014	2014	3	95	5,977
8	0801	ASPHALT A	0	0	0	0			852.00	SF 3.00	100	2014	2014	3	76	1,943
9	0351	CARPORT MT	0	0	26	20			520.00	SF 10.00	100	2014	2014	3	70	3,640
10	0097	AWNING CN	0	0	0	0			20.00	SF 65.00	100	1998	1998	3	40	520

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	002700	C	AUTO SALES	0		CG	78.00	197.00	24,570.00	SF		1.00	1.00	1.00	12.50	12.50	307,125							

REVIEW DATE 06/30/2021 BY KK

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2704	06	3,846	72.2307	73.31	281,950	1965	1965	0	0	0	50.00	50.00

1 VEH SALE/R - 0% - 0

Heated Area: 2860

HX Base Yr

Diagram illustrating the layout and dimensions of the property:

- Overall dimensions: 44' (width) x 45' (depth).
- Internal dimensions and areas:
 - Top-left section: 24' x 8' (AOF 2014).
 - Top-middle section: 8' x 13' (AOF 1993).
 - Top-right section: 13' x 13' (AOF 1993).
 - Bottom-left section: 22' x 31' (AOF 2014).
 - Bottom-right section: 20' x 44' (AOF 2014).

2266 S 8TH ST, FERNANDINA BEACH

BLD DATE	06/30/2021	KK	LGL DATE	
XF DATE	06/30/2021	KK	LAND DATE	06/30/2021
INC DATE			AG DATE	

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9	0351	CARPORT MT	0	0	26	20			520.00	SF 10.00	100	2014	2014	3	70	3,640
10	0097	AWNING CN	0	0	0	0			20.00	SF 65.00	100	1998	1998	3	40	520

TOTAL OB/IF 22,375

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
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NASSAU COUNTY PROPERTY PAGE 1 of 2

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		140,975
TOTAL MARKET OB/IF VALUE		28,257
TOTAL LAND VALUE - MARKET		307,125
TOTAL MARKET VALUE		476,357
SOH/AGL Deduction		131,817
ASSESSED VALUE		344,540
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		344,540
TOTAL JUST VALUE		476,357
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		359,594

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1529855	REPAIR/RRF	4,500	01/01/2015
R1414098	REPAIR/RRF	5,000	09/01/2014
B9906653	REPAIR/RRF	1,000	12/01/1999
R992175	REPAIR/RRF	1,000	12/01/1999

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U I	V I I	RSN CD
0852/1294	10/16/1998	WD	Q	I	
					SALE PRICE
					150,000

GRANTOR: MIXON JESSIE H

GRANTEE: LANE MASHBURN INC

BUILDING NOTES

BUILDING DIMENSIONS

AOF=[YR=2014] W20 AOF=[YR=1993] W13 AOF=[YR=2014] W8
BAS=[YR=2014] W24S44E45 N31W22N6E1N7S7W1S6E9N13S13
E13N13S44E20N44S.

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