

PT OF LOTS 64 65 & 66  
IN OR 1433/353  
SUB PT OF SEC 4 PB 0/59

MASHBURN LANE F & SABRINA G  
P O BOX 16326  
FERNANDINA BEACH, FL 32035-3123

2023

00-00-30-0740-0064-0010



| BUILDING CHARACTERISTICS |    |                |
|--------------------------|----|----------------|
| ELEMENT                  | CD | CONSTRUCTION   |
| Exterior Wall            | 18 | CEMENT BRK 100 |
| Roof Structur            | 03 | GABLE/HIP 100  |
| Roof Cover               | 03 | COMP SHNGL 100 |
| Interior Wall            | 05 | DRYWALL 100    |
| Interior Floo            | 14 | CARPET 70      |
| Interior Floo            | 11 | CLAY TILE 30   |
| 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 | 2021.00 |          |    |

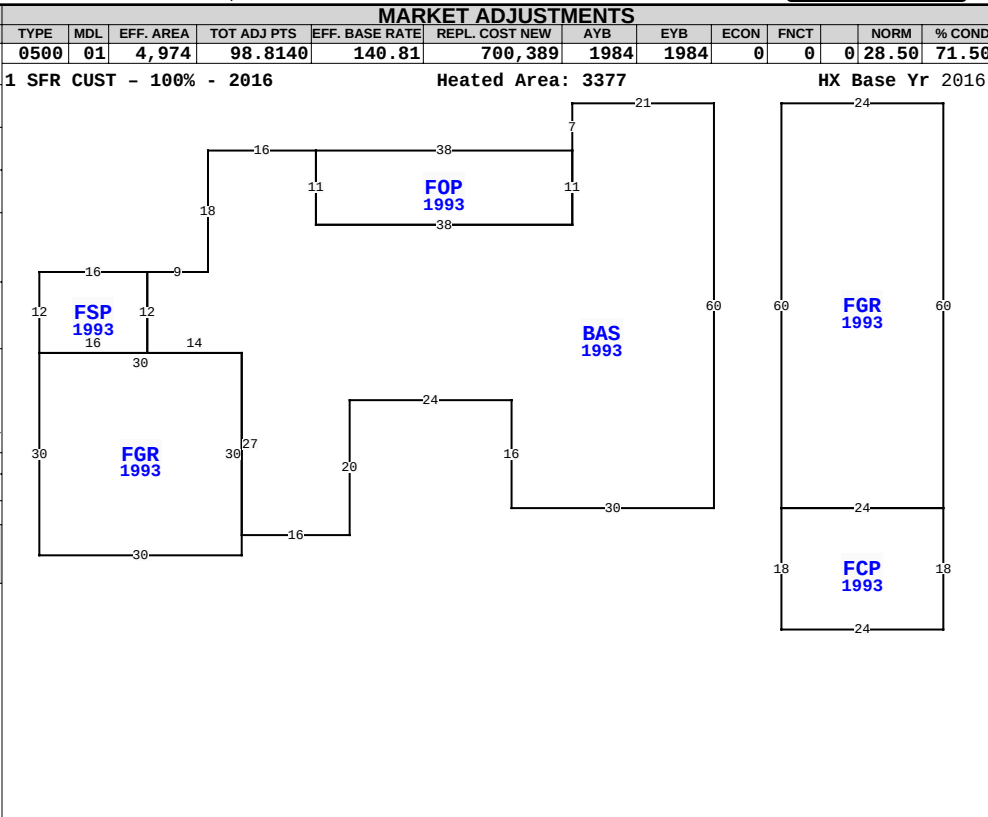
| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|-----------|------------------|-------------|--------------|----------------------|
| BAS       | 3,377            | 100         | 3,377        | 339,993              |
| FCP       | 432              | 25          | 108          | 10,873               |
| FGR       | 900              | 55          | 495          | 49,836               |
| FGR       | 1,440            | 55          | 792          | 79,738               |
| FOP       | 418              | 30          | 125          | 12,585               |
| FSP       | 192              | 40          | 77           | 7,752                |

|        |       |  |       |         |
|--------|-------|--|-------|---------|
| TOTALS | 6,759 |  | 4,974 | 500,778 |
|--------|-------|--|-------|---------|

| EXTRA FEATURES |            |             |     |     |    |    |          |    |          |
|----------------|------------|-------------|-----|-----|----|----|----------|----|----------|
| L N            | OB/XF CODE | DESCRIPTION | BLD | CAP | L  | W  | UNITS    | UT | Adj R    |
| 1              | 0500       | FP-PRE FAB  | 0   | 100 | 0  | 0  | 1.00     | UT | 3,500.00 |
| 2              | 0812       | CONCRETE C  | 0   | 100 | 42 | 40 | 1,680.00 | SF | 4.00     |
| 3              | 0100       | BAR-B-Q     | 0   | 100 | 0  | 0  | 1.00     | UT | 200.00   |
| 4              | 0811       | CONCRETE B  | 0   | 100 | 0  | 0  | 4,074.00 | SF | 5.20     |

| LAND DESCRIPTION |          |     |                      |     |     |          |       |       |             |
|------------------|----------|-----|----------------------|-----|-----|----------|-------|-------|-------------|
| L N              | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH | TOT LND UTS |
| 1                | 000115   | C   | SFR ACRES            | 100 |     | RS-2     | 0.00  | 0.00  | 6.00        |

REVIEW DATE 02/15/2018 BY DJ



|          |  |           |  |
|----------|--|-----------|--|
| BLD DATE |  | LGL DATE  |  |
| XF DATE  |  | LAND DATE |  |
| INC DATE |  | AG DATE   |  |

2657 S 14TH ST, FERNANDINA BEACH

| ORIG COND | YEAR ON | YEAR ACTUAL | Q | % COND | OB/XF MKT VALUE | NOTES |
|-----------|---------|-------------|---|--------|-----------------|-------|
| 100       | 1984    | 1984        | 3 | 58     | 2,030           |       |
| 100       | 1984    | 1984        | 3 | 47     | 3,158           |       |
| 100       | 1984    | 1984        | 3 | 20     | 40              |       |
| 100       | 2000    | 2000        | 3 | 80     | 16,948          |       |

| TOTAL OB/XF |  |  |  |  |  |  |  |  |  |
|-------------|--|--|--|--|--|--|--|--|--|
| 22,176      |  |  |  |  |  |  |  |  |  |

Total Acres: 6.00 Total Land Value: 1,050,000 Market: 0 Agricultural: 0 Common: 1,050,000

| NASSAU COUNTY PROPERTY    |  | PAGE 1 of 1 | 8      |
|---------------------------|--|-------------|--------|
| VALUATION SUMMARY         |  |             |        |
| VALUATION BY              |  | STANDARD    |        |
| Tax Group: 8              |  | Tax Dist:   |        |
| BUILDING MARKET VALUE     |  | 500,778     |        |
| TOTAL MARKET OB/XF VALUE  |  | 22,176      |        |
| TOTAL LAND VALUE - MARKET |  | 1,050,000   |        |
| TOTAL MARKET VALUE        |  | 1,572,954   |        |
| SOH/AGL Deduction         |  | 874,890     |        |
| ASSESSED VALUE            |  | 698,064     |        |
| TOTAL EXEMPTION VALUE     |  | HX HB       | 50,000 |
| BASE TAXABLE VALUE        |  | 648,064     |        |
| TOTAL JUST VALUE          |  | 1,572,954   |        |
| NCON VALUE                |  | 0           |        |
| INCOME VALUE              |  |             |        |
| PREVIOUS YEAR MKT VALUE   |  | 1,361,143   |        |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|------------|-------------|-----|--------|
|            |             |     |        |
|            |             |     |        |
|            |             |     |        |
|            |             |     |        |
|            |             |     |        |
|            |             |     |        |
|            |             |     |        |
|            |             |     |        |
|            |             |     |        |

| SALES DATA                    |           |           |       |       |        |            |  |
|-------------------------------|-----------|-----------|-------|-------|--------|------------|--|
| OFF RECORD Number             | DATE      | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |  |
| 1433/0353                     | 7/31/2006 | WD        | Q     | I     |        | 900,000    |  |
| GRANTOR: GARRETT DOROTHY GENE |           |           |       |       |        |            |  |
| GRANTEE: MASHBURN LANE F & S  |           |           |       |       |        |            |  |
| 0739/1928                     | 9/25/1995 | WD        | U     | I     | 01     | 100        |  |
| GRANTOR: GARRETT FLOYD L      |           |           |       |       |        |            |  |
| GRANTEE: GARRETT DOROTHY GEN  |           |           |       |       |        |            |  |

| BUILDING NOTES |  |  |  |  |  |  |  |  |  |
|----------------|--|--|--|--|--|--|--|--|--|
|                |  |  |  |  |  |  |  |  |  |

| BUILDING DIMENSIONS                                                                                                                                                                                                                                             |  |  |  |  |  |  |  |  |  |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|--|--|--|--|--|--|--|
| BAS=[YR=1993] W21 S7 FOP=[YR=1993] W38 S11 E38 N11\$ S11 W38 N11 W16 S18 W9 FSP=[YR=1993] W16 S12 FGR=[YR=1993] S30 E30 N30 W30\$ E16 N12\$ S12 E14 S27 E16 N20 E24 S16 E30N60\$ PTR=E10 FGR=[YR=1993] E24 S60 FCP=[YR=1993] S18 W24 N18 E24\$ W24 N60\$ W10\$. |  |  |  |  |  |  |  |  |  |