LOT 5
FOREST OAKS PB 5/64

**MASHBURN LANE F & SABRINA G**
PO BOX 16326
FERNANDINA BEACH, FL 32035

**2024**

**00-00-30-0252-0005-0000**

## NASSAU COUNTY PROPERTY



### BUILDING CHARACTERISTICS

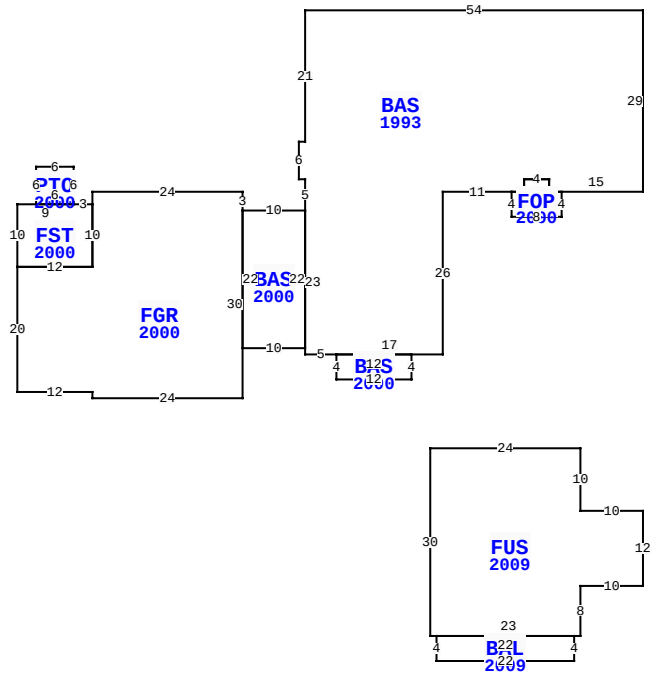
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 10 | ABOVE AVG 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 11 | CLAY TILE 50 |
| Interior Floo | 14 | CARPET 50 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 3.5 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 2. | 2. 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 | 2028.00 | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAL | 88 | 15 | 13 | 1,749 |
| BAS | 2,136 | 100 | 2,136 | 287,259 |
| BAS | 48 | 100 | 48 | 6,455 |
| BAS | 220 | 100 | 220 | 29,587 |
| FGR | 1,032 | 55 | 568 | 76,387 |
| FOP | 40 | 30 | 12 | 1,614 |
| FST | 120 | 55 | 66 | 8,876 |
| FUS | 840 | 100 | 840 | 112,967 |
| PTO | 36 | 5 | 2 | 269 |
| TOTALS | 4,560 | | 3,905 | 525,162 |

### MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0500 | 01 | 3,905 | 103.0500 | 154.58 | 603,635 | 1984 | 1996 | 0 | 0 | 0 | 13.00 | 87.00 |

1 SFR CUST – 0% - 2023 Heated Area: 3244 HX Base Yr




875 FOUNTAIN DR, 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 | 542,225 |
| TOTAL MARKET OB/XF VALUE | 37,526 |
| TOTAL LAND VALUE - MARKET | 120,000 |
| TOTAL MARKET VALUE | 699,751 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 699,751 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 699,751 |
| TOTAL JUST VALUE | 699,751 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 677,382 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| B9805380 | NEW CONSTR | 73,828 | 09/01/1998 |
| B9805381 | ADDITION | 75,054 | 09/01/1998 |
| B9603172 | NEW CONSTR | 8,976 | 08/01/1996 |
| 6410 | DEMOLITION | 7,300 | 04/16/1990 |

### SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2609/1559 | 12/19/2022 | WD | U | I | 37 | 242,300 |
| GRANTOR: DUGGAN DOROTHY GENE | | | | | | |
| GRANTEE: MASHBURN LANE F & S | | | | | | |
| 1724/0640 | 12/24/2010 | WD | U | I | 11 | 305,000 |
| GRANTOR: HSBC BANK USA N A | | | | | | |
| GRANTEE: DUGGAN DOROTHY GENE | | | | | | |

### BUILDING NOTES

### BUILDING DIMENSIONS

BAS=[YR=1993] W54 S21 W1 S6 E1 S5 BAS=[YR=2000] W10 FGR=[YR=2000] N3 W24 S2 FST=[YR=2000] W3 PTO=[YR=2000] N6 W6 S6 E6 $ W9 S10 E12 N10 $ S10 W12 S20 E12 S1 E24 N30 $ S22 E10 N22 $ S23 E5 BAS=[YR=2000] S4 E12 N4 W12 $ E17 N26 E11 FOP=[YR=2000] S4 E8 N4 W2 N2 W4 S2 W2 $ E2 N2 E4 S2 E15 N29 $ PTR= S80 FUS=[YR=2009] W10 N10 W24 S30 E1 BAL=[YR=2009] S4 E22 N4 W22$ E23 N8 E10 N12$ N80$.

### 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1 | 0861 | POOL GUNIT | 0 | 0 | 0 | 0 | 507.00 | SF | 85.00 | 85.00 | 100 | 1984 | 1984 | 3 | 20 | 8,619 | |
| 2 | 0845 | KOOL DECK | 0 | 0 | 0 | 0 | 1,085.00 | SF | 7.25 | 7.25 | 100 | 1984 | 1984 | 3 | 44 | 3,461 | |
| 3 | 0858 | SCULP CONC | 0 | 0 | 0 | 0 | 109.00 | SF | 13.00 | 13.00 | 100 | 1997 | 1997 | 3 | 92 | 1,304 | |
| 4 | 0811 | CONCRETE B | 0 | 0 | 0 | 0 | 486.00 | SF | 5.20 | 5.20 | 100 | 2000 | 2000 | 3 | 79 | 1,996 | |
| 5 | 0810 | CONCRETE A | 0 | 0 | 0 | 0 | 441.00 | SF | 6.50 | 6.50 | 100 | 2000 | 2000 | 3 | 79 | 2,265 | |
| 6 | 0855 | CONC PAVER | 0 | 0 | 0 | 0 | 1,612.00 | SF | 10.00 | 10.00 | 100 | 2000 | 2000 | 3 | 79 | 12,735 | |
| 7 | 0940 | SHEDS/PORT | 0 | 0 | 6 | 6 | 36.00 | SF | 30.00 | 30.00 | 100 | 2000 | 2000 | 3 | 20 | 216 | |
| 8 | 0462 | ST/AL FNC | 0 | 0 | 42 | 0 | 168.00 | SF | 10.00 | 10.00 | 100 | 2002 | 2002 | 3 | 30 | 504 | |
| 9 | 0510 | GARAGE WD- | 0 | 0 | 0 | 0 | 408.00 | SF | 52.50 | 52.50 | 100 | 2002 | 2002 | 3 | 30 | 6,426 | |

### LAND DESCRIPTION

TOTAL OB/XF 37,526

| 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1 | 000100 | C | SFR | 0 | | RSF-2 | 0.00 | 0.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 120,000.00 | 120,000.00 | 120,000 | | | | | | | |

REVIEW DATE 01/31/2024 BY KBA Total Acres: 0.00 Total Land Value: 120,000 Market: 0 Agricultural: 0 Common: 120,000 PRINTED 08/06/2024 BY SYS

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FOREST OAKS PB 5/64

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## 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 | 05 | DRYWALL 100 |
| Interior Floo | 02 | MIN PLYWD 100 |
| Air Condition | 02 | WINDOW 100 |
| Heating Type | 03 | FORCED AIR 100 |
| Bedrooms | | 0 100 |
| Bathrooms | | 0 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 01 | Quality Level 01 |

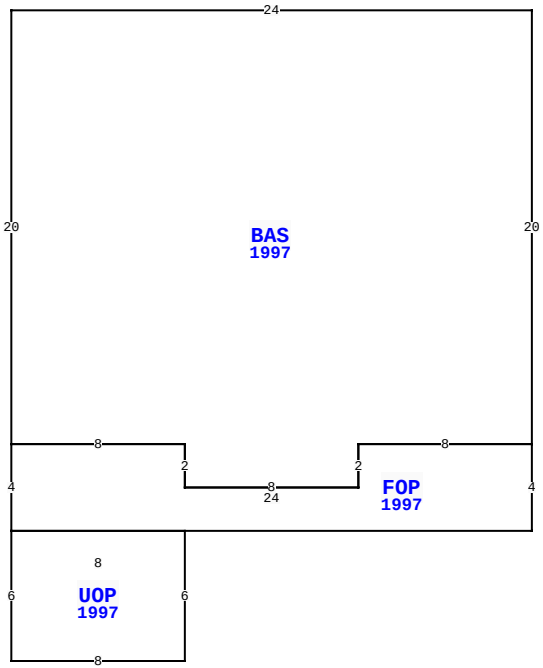
| | | | |
|---|---|---|---|
| DOR CODE | 0100 | SINGLE FAMILY | |
| MAP NUM | | MKT AREA | 02 |
| NEIGHBORHOOD/LOC | 2028.00 | | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 496 | 100 | 496 | 15,968 |
| FOP | 80 | 30 | 24 | 773 |
| UOP | 48 | 20 | 10 | 322 |
| TOTALS | 624 | | 530 | 17,063 |

### MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0150 | 01 | 530 | 73.8000 | 36.90 | 19,557 | 1997 | 1997 | 0 | 0 | 0 | 12.75 | 87.25 |

2 ACCESORY U – 0% - 2023 Heated Area: 496 HX Base Yr




875 FOUNTAIN DR, FERNANDINA BEACH

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| BLD DATE | | LGL DATE | |
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| GRANTOR: HSBC BANK USA N A | | | | | | |
| GRANTEE: DUGGAN DOROTHY GENE | | | | | | |

### BUILDING NOTES

### BUILDING DIMENSIONS

BAS=[YR=1997] W24 S20 FOP=[YR=1997] S4 UOP=[YR=1997] S6 E8 N6 W8 $ E24 N4 W8 S2 W8 N2 W8 $ E8 S2 E8 N2 E8 N20 $ .

### 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

### LAND DESCRIPTION

TOTAL OB/XF 0

| 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

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