

LOTS 18 19 20 21 & 43  
 IN OR 1974/1152  
 EX RW OR 119 PG 100

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

2024

00-00-30-0380-0018-0000

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	VALUATION SUMMARY																					
																				<b>VALUATION BY</b> Tax Group: 8 Tax Dist: STANDARD <b>BUILDING MARKET VALUE</b> 0 <b>TOTAL MARKET OB/XF VALUE</b> 14,723 <b>TOTAL LAND VALUE - MARKET</b> 287,500 <b>TOTAL MARKET VALUE</b> 302,223 SOH/AGL Deduction 0 <b>ASSESSED VALUE</b> 302,223 <b>TOTAL EXEMPTION VALUE</b> 0 <b>BASE TAXABLE VALUE</b> 302,223 <b>TOTAL JUST VALUE</b> 302,223 <b>NCON VALUE</b> 0 <b>INCOME VALUE</b> <b>PREVIOUS YEAR MKT VALUE</b> 302,701																							
																				<b>PERMIT NUM</b> <b>DESCRIPTION</b> <b>AMT</b> <b>ISSUED</b> B24863      DEMOLITION      2,090      06/01/2011 B24588      DEMOLITION      500      04/01/2011 B22650      DEMOLITION      6,900      07/01/2009 7841      NEW CONSTR      0      02/12/1992																							
																				<b>SALES DATA</b> <table border="1"> <thead> <tr> <th>OFF RECORD Number</th> <th>DATE</th> <th>TYPE INST</th> <th>Q U</th> <th>V I</th> <th>RSN CD</th> <th>SALE PRICE</th> </tr> </thead> <tbody> <tr> <td>1973/1309</td> <td>4/14/2015</td> <td>MS U</td> <td>I</td> <td>11</td> <td></td> <td>100</td> </tr> </tbody> </table> GRANTOR: NASSAU COUNTY GRANTEE: LANE MASHBURN INC 1974/1152      4/02/2015      WD U      I      18      211,400 GRANTOR: NASSAU COUNTY GRANTEE: LANE MASHBURN INC										OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	1973/1309	4/14/2015	MS U	I	11		100
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE																																					
1973/1309	4/14/2015	MS U	I	11		100																																					
<b>TOTALS</b> <b>EXTRA FEATURES</b>										2290 SR 200, FERNANDINA BEACH <table border="1"> <thead> <tr> <th>BLD DATE</th> <th>XF DATE</th> <th>INC DATE</th> <th>LGL DATE</th> <th>LAND DATE</th> <th>AG DATE</th> </tr> </thead> <tbody> <tr> <td>02/03/2022</td> <td></td> <td></td> <td>02/03/2022</td> <td></td> <td></td> </tr> </tbody> </table>										BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE	02/03/2022			02/03/2022														
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE																																						
02/03/2022			02/03/2022																																								
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	0803	ASPHALT C	0	0	0	0	10,932.00	SF	2.00	2.00	100	2003	2003	3	52	11,369																											
2	0811	CONCRETE B	0	0	0	0	777.00	SF	5.20	5.20	100	2003	2003	3	83	3,354																											
																	<b>BUILDING NOTES</b>  <b>BUILDING DIMENSIONS</b>																										
<b>LAND DESCRIPTION</b>										<b>TOTAL OB/XF</b> 14,723																																	
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV																			
1	001001	C	V CM/XFOBT	0	0003	CG	0.00	0.00	28,750.00	SF		1.00	1.00	0.80	12.50	10.00	287,500																										
<b>REVIEW DATE</b> 02/03/2022 <b>BY</b> KK    Total Acres: 0.00    Total Land Value: 287,500    Market: 0    Agricultural: 0    Common: 287,500 <b>PRINTED 08/06/2024 BY SYS</b>																																											