

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

2024

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	354,131
FCP	432	25	108	11,326
FGR	900	55	495	51,909
FGR	1,440	55	792	83,053
FOP	418	30	125	13,109
FSP	192	40	77	8,075

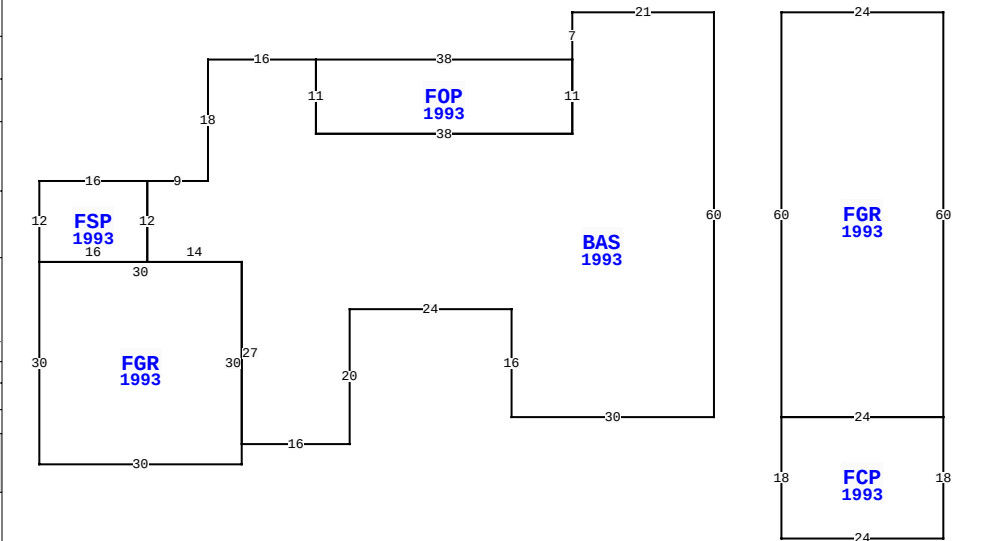
TOTALS	6,759		4,974	521,602
EXTRA FEATURES				
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L W
1	0500	FP-PRE FAB	0 100	0 0
2	0812	CONCRETE C	0 100	42 40
3	0100	BAR-B-Q	0 100	0 0
4	0811	CONCRETE B	0 100	0 0

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	0500	FP-PRE FAB	0 100	0 0	1.00	UT	3,500.00	3,500.00	100	1984	1984	3	56	1,960	
2	0812	CONCRETE C	0 100	42 40	1,680.00	SF	4.00	4.00	100	1984	1984	3	44	2,957	
3	0100	BAR-B-Q	0 100	0 0	1.00	UT	200.00	200.00	100	1984	1984	3	20	40	
4	0811	CONCRETE B	0 100	0 0	4,074.00	SF	5.20	5.20	100	2000	2000	3	79	16,736	

LAND DESCRIPTION					
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D
1	000115	C	SFR ACRES	100	

REVIEW DATE 05/12/2019 BY KBA Total Acres: 6.00 Total Land Value: 1,260,000 Market: 0 Agricultural: 0 Common: 1,260,000 PRINTED 08/06/2024 BY SYS

MARKET ADJUSTMENTS													TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
													0500	01	4,974	98.8140	148.22	737,246	1984	1984	0	0	0 29.25	70.75
1 SFR CUST - 100% - 2016													Heated Area: 3377										HX Base Yr 2016	



BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/14/2024
INC DATE		AG DATE	MLU
2657 S 14TH ST, FERNANDINA BEACH			

NASSAU COUNTY PROPERTY		PAGE 1 of 1	8
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 8		Tax Dist:	
BUILDING MARKET VALUE		521,602	
TOTAL MARKET OB/XF VALUE		21,693	
TOTAL LAND VALUE - MARKET		1,260,000	
TOTAL MARKET VALUE		1,803,295	
SOH/AGL Deduction		1,084,289	
ASSESSED VALUE		719,006	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		669,006	
TOTAL JUST VALUE		1,803,295	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		1,572,954	

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\$.