LOT 7
IN OR 1760/1702
AMELIA MARSH SUB PB 4/104

PENNINGTON NORMA J
105 LAWRENCE ROAD
FERNANDINA BEACH, FL 32034

2025

00-00-30-0080-0007-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 60
Interior Wall	04	PLYWOOD 40
Interior Floo	13	LVT/LAMNT 90
Interior Floo	18	SLATE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
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

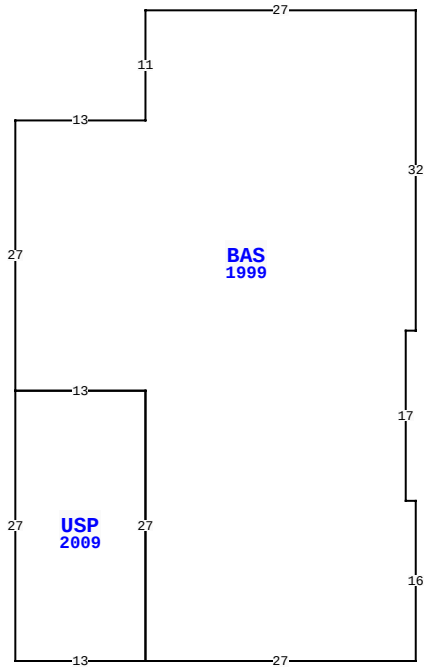
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	2020.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,089	100	1999	2,089	184,104
USP	351	30	2009	105	9,254
TOTALS	2,440			2,194	193,358

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0200	01	2,194	111.9160	100.72	220,980	1999	1999	0	0	0	12.50	87.50

1 SFR MODULR – 100% - 2012 Heated Area: 2089 HX Base Yr 2012



105 LAWRENCE LN, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/29/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		193,358
TOTAL MARKET OB/XF VALUE		3,491
TOTAL LAND VALUE - MARKET		247,650
TOTAL MARKET VALUE		444,499
SOH/AGL Deduction		270,870
ASSESSED VALUE		173,629
TOTAL EXEMPTION VALUE	HX HB WX	55,722
BASE TAXABLE VALUE		117,907
TOTAL JUST VALUE		444,499
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		303,419

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B9906374	NEW CONSTR	90,000	08/01/1999
0052	REPAIR/RRF	600	06/01/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1760/1702	10/10/2011	WD	U	I	11	94,000
GRANTOR: FEDERAL NATIONAL MORT						
GRANTEE: PENNINGTON NORMA J						
1672/1446	4/20/2010	CT	U	I	18	100
GRANTOR: CLERK OF COURT						
GRANTEE: FEDERAL NATL MTGE A						

BUILDING NOTES

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
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1999	1999	3	81	2,835	
2	1242	WD DECK A	0	100	0	0	328.00	SF	10.00	10.00	100	1999	1999	3	20	656	

BUILDING DIMENSIONS

BAS=[YR=1999] W27 S11 W13 S27 USP=[YR=2009] S27 E13 N27 W13$ E13 S27 E27 N16 W1 N17 E1 N32 $.

LAND DESCRIPTION

TOTAL OB/XF 3,491

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
1	000100	C	RES	100		RSF-	127.00	180.00	127.00	FF		1.00	1.00	1.00	1,950.00	1,950.00	247,650							

REVIEW DATE 10/29/2023 BY TW Total Acres: 0.00 Total Land Value: 247,650 Market: 0 Agricultural: 0 Common: 247,650 PRINTED 07/30/2025 BY SYS