LOT 8
AMELIA MARSH SUB PB 4/104

PELLINO SHAYNA
117 LAWRENCE LANE
FERNANDINA BEACH, FL 32034

2025

00-00-30-0080-0008-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
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

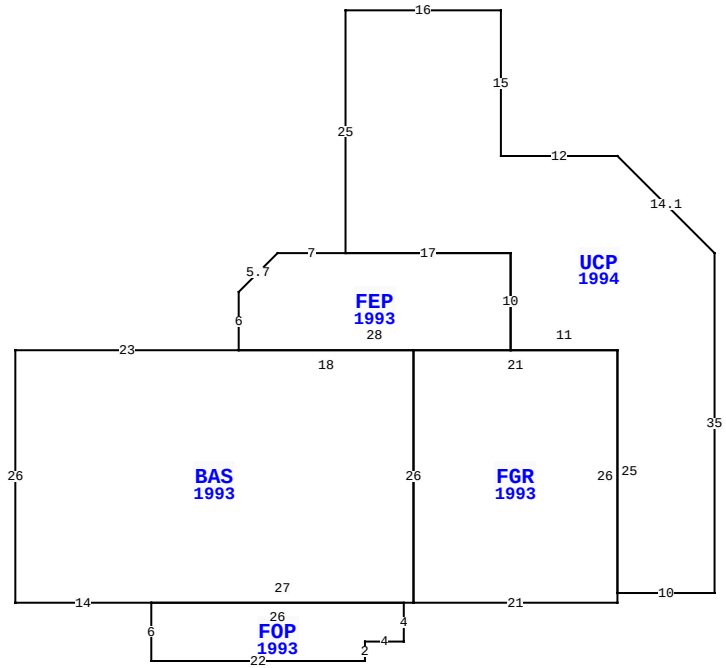
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 02
NEIGHBORHOOD/LOC 2020.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,066	100	1993	1,066	102,379
FEP	272	80	1993	218	20,937
FGR	546	55	1993	300	28,812
FOP	148	30	1993	44	4,226
UCP	1,030	20	1994	206	19,784
TOTALS	3,062			1,834	176,137

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,834	112.0000	112.00	205,408	1986	1995	0	0	0	14.25	85.75

1 SINGLE FAM – 0% - 2024 Heated Area: 1066 HX Base Yr



117 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	176,137
TOTAL MARKET OB/XF VALUE	21,491
TOTAL LAND VALUE - MARKET	249,600
TOTAL MARKET VALUE	447,228
SOH/AGL Deduction	96,154
ASSESSED VALUE	351,074
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	351,074
TOTAL JUST VALUE	447,228
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	319,158

PERMIT NUM	DESCRIPTION	AMT	ISSUED
6370	REPAIR/RRF	1,000	03/26/1990
2012	N/A	2,750	02/01/1985

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2656/263	6/28/2023	WD	Q	I	01	380,000
GRANTOR: GRANT GLENDA CAROL ET						
GRANTEE: PELLINO SHAYNA						
2633/948	4/25/2023	FJ	U	I	11	0
GRANTOR: NIX BILLY JOE EST						
GRANTEE: GRANT GLENDA CAROL						

BUILDING NOTES

BUILDING DIMENSIONS

UCP=[YR=1994] U10 L10 W12 N15 W16 S25 FEP=[YR=1993] W7 D4 L4 S6 BAS=[YR=1993] W23 S26 E14 FOP=[YR=1993] S6 E22 N2 E4 N4 W26$ E27 FGR=[YR=1993] E21 N26 W21 S26$ N26 W18$ E28 N10 W17$ E17 S10 E11 S25 E10 N35$.

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	0811	CONCRETE B	0	0	55	17	935.00	SF	5.20	5.20	100	1986	1986	3	47	2,285	
2	0680	POLE SHED	0	0	20	42	820.00	SF	10.00	10.00	100	2000	2000	3	27	2,214	
3	0681	POLE SHED	0	0	0	0	1,936.00	SF	15.00	15.00	100	1995	1995	3	20	5,808	
4	0940	SHEDS/PORT	0	0	0	0	340.00	SF	60.00	60.00	100	1995	1995	3	20	4,080	
5	0681	POLE SHED	0	0	0	0	842.00	SF	11.25	11.25	100	2015	2015	3	75	7,104	

LAND DESCRIPTION

TOTAL OB/XF 21,491

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	0		RSF-	128.00	180.00	128.00	FF		1.00	1.00	1.00	1,950.00	1,950.00	249,600							

REVIEW DATE 05/11/2020 BY DJA Total Acres: 0.00 Total Land Value: 249,600 Market: 0 Agricultural: 0 Common: 249,600 PRINTED 07/30/2025 BY SYS