PT OF LOT 31 IN OR 492/371
(EX OR 2138/1825)
E O FRIEND SUB DB Z/165

GRIFFIN WANDA BLANCHE
180 LAWRENCE LN
FERNANDINA BEACH, FL 32034

**2025**

**00-00-30-034A-0031-0030**

## 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 | 04 | PLYWOOD 50 |
| Interior Wall | 05 | DRYWALL 50 |
| 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 |
| Quality | 03 | Quality Level 03 |

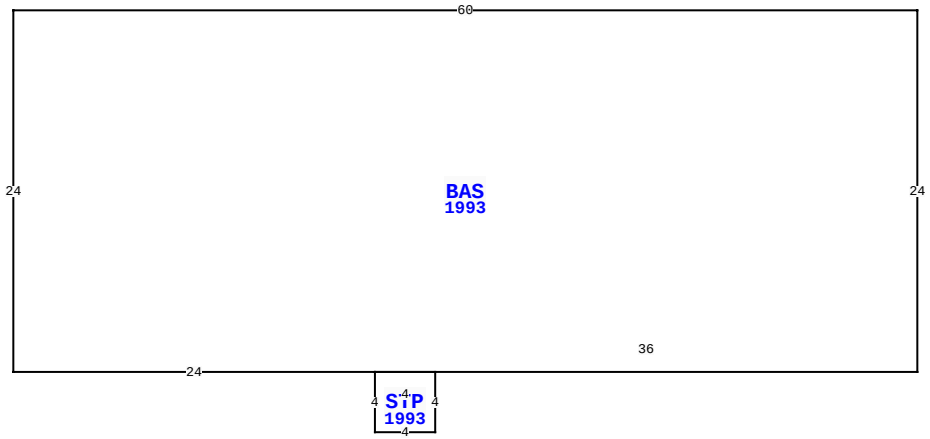
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 02
NEIGHBORHOOD/LOC 2020.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,440 | 100 | 1993 | 1,440 | 40,781 |
| STP | 16 | 10 | 1993 | 2 | 57 |
| TOTALS | 1,456 | | | 1,442 | 40,838 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0820 | 02 | 1,442 | 118.0000 | 94.40 | 136,125 | 1983 | 1983 | 0 | 0 | 0 | 70.00 | 30.00 |

1 M/H 93- – 100% - 1977 Heated Area: 1440 HX Base Yr 1977




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

180 LAWRENCE LN, FERNANDINA BEACH

## VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 8 | Tax Dist: | |
| BUILDING MARKET VALUE | | 40,838 |
| TOTAL MARKET OB/XF VALUE | | 14,269 |
| TOTAL LAND VALUE - MARKET | | 214,500 |
| TOTAL MARKET VALUE | | 269,607 |
| SOH/AGL Deduction | | 209,892 |
| ASSESSED VALUE | | 59,715 |
| TOTAL EXEMPTION VALUE | HX HB WX | 39,715 |
| BASE TAXABLE VALUE | | 20,000 |
| TOTAL JUST VALUE | | 269,607 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 160,182 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 0492/0371 | 2/23/1982 | WD | U | I | 07 | 0 |
| GRANTOR: GRIFFIN WANDA BLANCHE | | | | | | |
| GRANTEE: GRIFFIN ROBERT W & | | | | | | |
| 0354/0501 | 2/01/1982 | FS | U | I | | 100 |
| GRANTOR: | | | | | | |
| GRANTEE: | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=1993] W60 S24 E24 STP=[YR=1993] S4 E4 N4 W4$ E36 N24$.

## 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 | 1242 | WD DECK A | 0 | 100 | 0 | 0 | 858.00 | SF | 10.00 | 10.00 | 100 | 1987 | 1987 | 3 | 20 | 1,716 | |
| 2 | 0861 | POOL GUNIT | 0 | 100 | 0 | 0 | 554.00 | SF | 85.00 | 85.00 | 100 | 1983 | 1983 | 3 | 20 | 9,418 | |
| 3 | 0812 | CONCRETE C | 0 | 100 | 0 | 0 | 1,283.00 | SF | 4.00 | 4.00 | 100 | 1983 | 1983 | 3 | 38 | 1,950 | |
| 4 | 0810 | CONCRETE A | 0 | 100 | 0 | 0 | 158.00 | SF | 6.50 | 6.50 | 100 | 1990 | 1990 | 3 | 57 | 585 | |
| 5 | 0940 | SHEDS/PORT | 0 | 100 | 10 | 10 | 100.00 | SF | 30.00 | 30.00 | 100 | 1990 | 1990 | 3 | 20 | 600 | |

## LAND DESCRIPTION

TOTAL OB/XF 14,269

| 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- | 110.00 | 210.00 | 110.00 | FF | | 1.00 | 1.00 | 1.00 | 1,950.00 | 1,950.00 | 214,500 | | | | | | | |

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 214,500 Market: 0 Agricultural: 0 Common: 214,500 PRINTED 07/30/2025 BY SYS