PT OF LOT 31
IN OR 2498/481
ESMT OR 1429/1201

MACK PATRICKA
188 LAWRENCE LANE
FERNANDINA BEACH, FL 32034

2025

00-00-30-034A-0031-0070

BUILDING CHARACTERISTICS

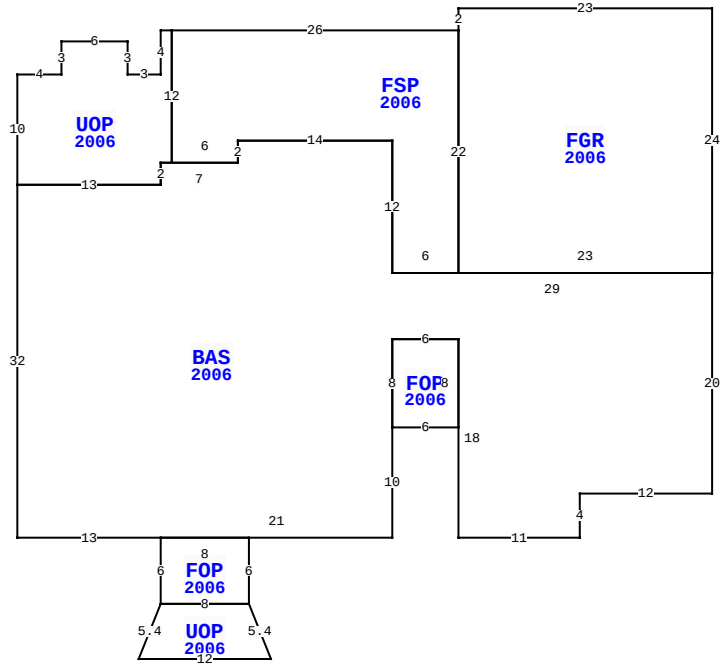
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05
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	1,698	100	2006	1,698	277,087
FGR	552	55	2006	304	49,608
FOP	48	30	2006	14	2,284
FOP	48	30	2006	14	2,284
FSP	344	40	2006	138	22,520
UOP	50	20	2006	10	1,632
UOP	160	20	2006	32	5,222
TOTALS	2,900			2,210	360,637

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,210	131.5160	173.60	383,656	2006	2016	0	0	0	6.00	94.00

1 SNGL FAM – 100% - 2018 Heated Area: 1698 HX Base Yr 2018



188 LAWRENCE LN, FERNANDINA BEACH

BLD DATE	02/28/2007 0	LGL DATE	
XF DATE		LAND DATE	04/29/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		360,637
TOTAL MARKET OB/XF VALUE		9,898
TOTAL LAND VALUE - MARKET		195,000
TOTAL MARKET VALUE		565,535
SOH/AGL Deduction		335,665
ASSESSED VALUE		229,870
TOTAL EXEMPTION VALUE	WX HX HB	55,722
BASE TAXABLE VALUE		174,148
TOTAL JUST VALUE		565,535
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		454,304

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C0516349	CO ISSUED	0	12/01/2005
B0516349	NEW CONSTR	0	12/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2498/0481	9/08/2021	WD	U	I	11	100
GRANTOR: MYERS DAVID C						
GRANTEE: MACK PATRICKA						
2371/1069	6/23/2020	DG	U	I	16	100
GRANTOR: MYERS JOHN E						
GRANTEE: MYERS DAVID C						

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	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2006	2006	3	89	1,780	
2	0812	CONCRETE C	0	100	0	0	1,894.00	SF	4.00	4.00	100	2006	2006	3	86	6,515	
3	1242	WD DECK A	0	100	11	4	44.00	SF	10.00	10.00	100	2006	2006	3	24	106	
4	0855	CONC PAVER	0	100	24	6	144.00	SF	10.00	10.00	100	2006	2006	3	86	1,238	
5	0940	SHEDS/PORT	0	100	6	6	36.00	SF	30.00	30.00	100	2006	2006	3	24	259	

BUILDING DIMENSIONS

FGR=[YR=2006] W23 S2 FSP=[YR=2006] W26 UOP=[YR=2006] W1 S4 W3 N3 W6 S3 W4 S10 BAS=[YR=2006] S32 E13 FOP=[YR=2006] S6 UOP=[YR=2006] D5 L2 E12 U5 L2 W8$ E8 N6 W8$ E21 N10 FOP=[YR=2006] E6 N8 W6 S8$ N8 E6 S18 E11 N4 E12 N20 W29 N12 W14 S2 W7 S2 W13$ E13 N2 E1 N12$ S12 E6 N2 E14 S12 E6 N22$ S22 E23 N24$.

LAND DESCRIPTION

TOTAL OB/XF 9,898

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-	2100.00	210.00	100.00	FF		1.00	1.00	1.00	1,950.00	1,950.00	195,000							

REVIEW DATE 01/18/2019 BY DJA Total Acres: 0.00 Total Land Value: 195,000 Market: 0 Agricultural: 0 Common: 195,000 PRINTED 07/30/2025 BY SYS