S1/2 OF LOT 15 &
LOTS 16 17 47 48 & S1/2 OF 49
IN OR 852/1294

LANE MASHBURN INC/
2266 SOUTH 8TH ST
FERNANDINA BEACH, FL 32034

2025

00-00-30-0380-0015-0010

BUILDING CHARACTERISTICS

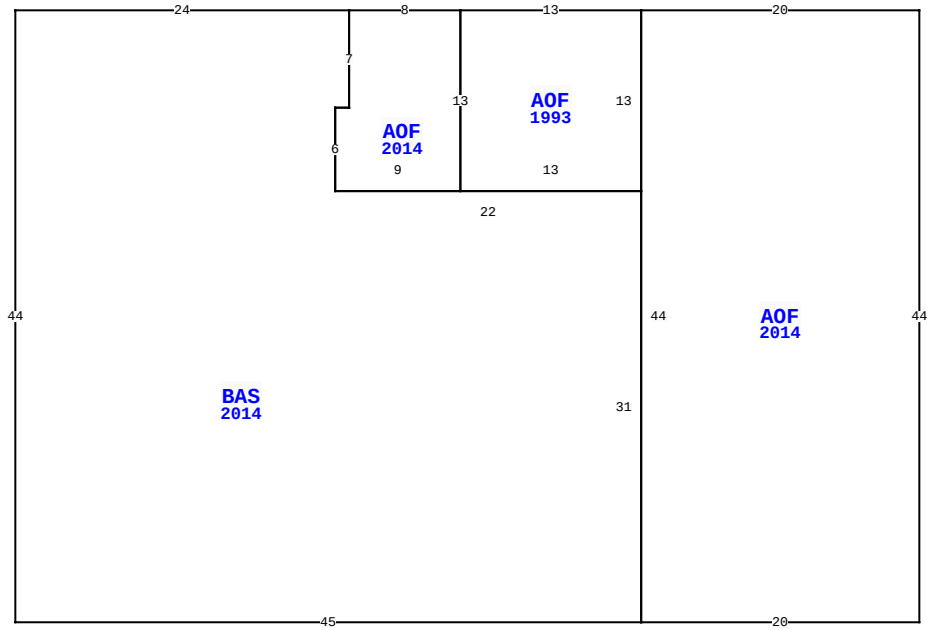
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 60
Exterior Wall	20	FACE BRICK 40
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Ceiling	01	FIN.SUSPD 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		3 100
Frame	03	MASONRY 100
Story Height		10 100
RMS		5 100
Stories	1.	1. 100
Class	00	. 100
Units		0 100
Occupancy	OO	OWNER OCC 100
Quality	02	Quality Level 02
DOR CODE	2700	VEH SALE/REPAIR
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	2002.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
AOF	169	185	1993	313	10,965
AOF	110	185	2014	204	7,146
AOF	880	185	2014	1,628	57,029
BAS	1,701	100	2014	1,701	59,586
TOTALS	2,860			3,846	134,726

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2704	06	3,846	72.2307	70.06	269,451	1965	1965	0	0	0	50.00	50.00

1 VEH SALE/R – 0% - 0 Heated Area: 2860 HX Base Yr



2266 S 8TH ST, FERNANDINA BEACH

BLD DATE	06/30/2021	KK	LGL DATE	
XF DATE	06/30/2021	KK	LAND DATE	04/23/2025 DC
INC DATE			AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 2 8

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	134,726
TOTAL MARKET OB/XF VALUE	27,284
TOTAL LAND VALUE - MARKET	343,980
TOTAL MARKET VALUE	505,990
SOH/AGL Deduction	89,097
ASSESSED VALUE	416,893
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	416,893
TOTAL JUST VALUE	505,990
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	470,725

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1529855	REPAIR/RRF	4,500	01/01/2015
R1414098	REPAIR/RRF	5,000	09/01/2014
B9906653	REPAIR/RRF	1,000	12/01/1999
R992175	REPAIR/RRF	1,000	12/01/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0852/1294	10/16/1998	WD	Q	I		150,000

GRANTOR: MIXON JESSIE H

GRANTEE: LANE MASHBURN INC

BUILDING NOTES

BUILDING DIMENSIONS

AOF=[YR=2014] W20 AOF=[YR=1993] W13 AOF=[YR=2014] W8
BAS=[YR=2014] W24S44E45 N31W22N6E1N7$S7W1S6E9N13$S13
E13N13$S44E20N44$.

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	0803	ASPHALT C	0	0	186	25	4,650.00	SF	2.00	2.00	100	1975	1975	3	50	4,650	
2	0803	ASPHALT C	0	0	0	0	3,960.00	SF	2.00	2.00	100	1975	1975	3	50	3,960	
3	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1965	1965	3	26	910	
4	0423	CL FNC 5'	0	0	0	0	159.00	LF	6.85	6.85	100	1975	1975	3	20	218	
5	0423	CL FNC 5'	0	0	0	0	205.00	LF	6.85	6.85	100	1975	1975	3	20	281	
6	0423	CL FNC 5'	0	0	0	0	150.00	LF	6.85	6.85	100	1975	1975	3	20	206	
7	0810	CONCRETE A	0	0	44	22	968.00	SF	6.50	6.50	100	2014	2014	3	94	5,914	
8	0801	ASPHALT A	0	0	0	0	852.00	SF	3.00	3.00	100	2014	2014	3	72	1,840	
9	0351	CARPORT MT	0	0	26	20	520.00	SF	10.00	10.00	100	2014	2014	3	60	3,120	
10	0097	AWNING CN	0	0	0	0	20.00	SF	65.00	65.00	100	1998	1998	3	40	520	

TOTAL OB/XF 21,619

LAND DESCRIPTION

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	002700	C	AUTO SALES	0		CG	78.00	197.00	24,570.00	SF		1.00	1.00	1.00	14.00	14.00	343,980							

REVIEW DATE 06/30/2021 BY KK Total Acres: 0.00 Total Land Value: 343,980 Market: 0 Agricultural: 0 Common: 343,980 PRINTED 07/30/2025 BY SYS

S1/2 OF LOT 15 &
LOTS 16 17 47 48 & S1/2 OF 49
IN OR 852/1294

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2025

00-00-30-0380-0015-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	2700	VEH SALE/REPAIR	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	2002.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

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GRANTOR: MIXON JESSIE H

GRANTEE: LANE MASHBURN INC

BLD DATE	06/30/2021	KK	LGL DATE
XF DATE	06/30/2021	KK	LAND DATE 04/23/2025 DC
INC DATE			AG DATE

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
11	6001	ROLLUP DR	0	0	0	0	2.00	UT	400.00	400.00	100	1999	1999	3	20	160	
12	0971	ST LGHT OV	0	0	0	0	2.00	UT	1,555.00	1,555.00	100	2015	2015	3	87	2,706	
13	0971	ST LGHT OV	0	0	0	0	2.00	UT	1,555.00	1,555.00	100	2017	2017	3	90	2,799	

BUILDING DIMENSIONS

LAND DESCRIPTION

TOTAL OB/XF 5,665

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

REVIEW DATE 06/30/2021 BY KK Total Acres: 0.00 Total Land Value: 343,980 Market: 0 Agricultural: 0 Common: 343,980 PRINTED 07/30/2025 BY SYS