BLOCK K LOT 7
OAK GROVE SUB #3 PB 3/51

MASHBURN LANE F & SABRINA
705 PELICAN LN
FERNANDINA BEACH, FL 32034

2025

00-00-30-042D-000K-0070

BUILDING CHARACTERISTICS

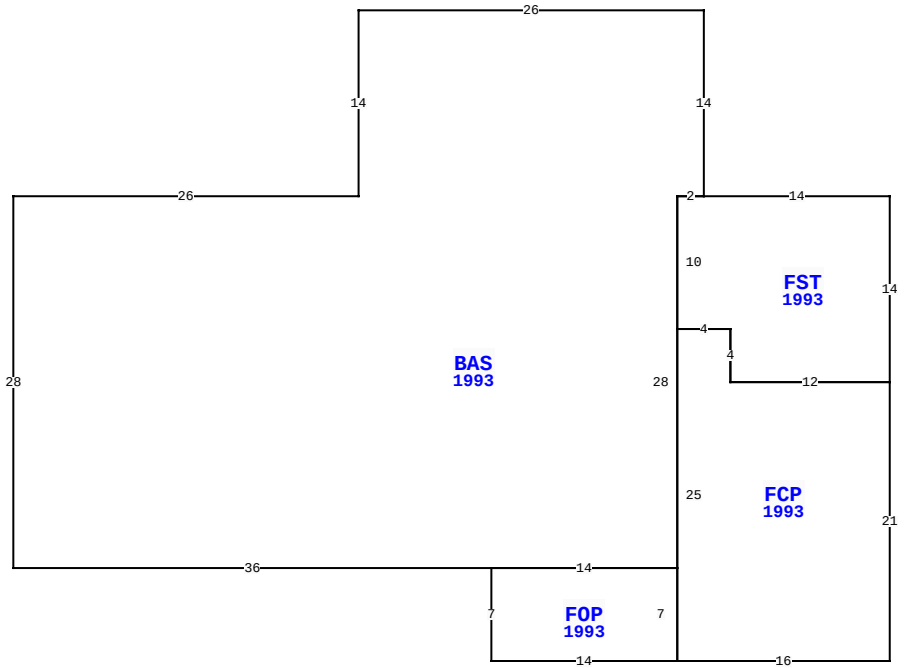
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 80
Exterior Wall	20	FACE BRICK 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	07	CORK/VTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	03	MASONRY 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	2018.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,764	100	1993	1,764	118,606
FCP	352	25	1993	88	5,917
FOP	98	30	1993	29	1,950
FST	208	55	1993	114	7,665
TOTALS	2,422			1,995	134,138

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,995	98.9800	98.98	197,465	1967	1967	0	0	0	32.07	67.93

1 SINGLE FAM – 0% - 0 Heated Area: 1764 HX Base Yr



705 PELICAN LN, FERNANDINA BEACH

BLD DATE		LGL DATE	04/11/2024 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	134,138
TOTAL MARKET OB/XF VALUE	826
TOTAL LAND VALUE - MARKET	130,000
TOTAL MARKET VALUE	264,964
SOH/AGL Deduction	0
ASSESSED VALUE	264,964
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	264,964
TOTAL JUST VALUE	264,964
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	259,588

PERMIT NUM	DESCRIPTION	AMT	ISSUED
7636	REPAIR/RRF	2,000	10/23/1991

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2442/0493	3/12/2021	WD	U	I	30	180,000
GRANTOR: MASHBURN LANE AARON						
GRANTEE: MASHBURN LANE F & S						
1909/1219	3/26/2014	WD	Q	I	01	115,000
GRANTOR: LANE CYNTHIA & SHIRLE						
GRANTEE: MASHBURN LANE AARON						

BUILDING NOTES

BUILDING DIMENSIONS

FST=[YR=1993] W14 BAS=[YR=1993] N14 W26 S14 W26 S28 E36 FOP=[YR=1993] S7 E14 FCP=[YR=1993] E16 N21 W12 N4 W4 S25$ N7 W14$ E14 N28 E2$ W2 S10 E4 S4 E12N14$.

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	0940	SHEDS/PORT	0	0	8	6	56.00	SF	30.00	30.00	100	1985	1985	3	20	336	
2	0810	CONCRETE A	0	0	29	13	377.00	SF	6.50	6.50	100	1967	1967	3	20	490	

LAND DESCRIPTION

TOTAL OB/XF 826

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-2	100.00	100.00	100.00	FF		1.00	1.00	1.00	1,300.00	1,300.00	130,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 130,000 Market: 0 Agricultural: 0 Common: 130,000 PRINTED 07/30/2025 BY SYS