

PT OF LOTS 64 65 & 66
IN OR 1433/353
SUB PT OF SEC 4 PB 0/59

MASHBURN LANE F & SABRINA G
P O BOX 16326
FERNANDINA BEACH, FL 32035-3123

2025

00-00-30-0740-0064-0010



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	18	CEMENT BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
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	2021.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,377	100	1993	3,377	369,076
FCP	432	25	1993	108	11,803
FGR	900	55	1993	495	54,099
FGR	1,440	55	1993	792	86,559
FOP	418	30	1993	125	13,661
FSP	192	40	1993	77	8,415

TOTALS	6,759			4,974	543,614
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
2	0812	CONCRETE C	0	100	42	40	1,680.00	SF	4.00
3	0100	BAR-B-Q	0	100	0	0	1.00	UT	200.00
4	0811	CONCRETE B	0	100	0	0	4,074.00	SF	5.20

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100		RSF-2	0.00	0.00	6.00

REVIEW DATE	05/12/2019	BY	KBA
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MARKET ADJUSTMENTS									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT
0500	01	4,974	98.8140	156.13	776,591	1984	1984	0	0
1 SFR CUST - 100% - 2016									
Heated Area: 3377									
HX Base Yr 2016									

2657 S 14TH ST, FERNANDINA BEACH	BLD DATE	LGL DATE	04/29/2025	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

L N	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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1984	1984	3	54	1,890	
2	0812	CONCRETE C	0	100	42	40	1,680.00	SF	4.00	4.00	100	1984	1984	3	41	2,755	
3	0100	BAR-B-Q	0	100	0	0	1.00	UT	200.00	200.00	100	1984	1984	3	20	40	
4	0811	CONCRETE B	0	100	0	0	4,074.00	SF	5.20	5.20	100	2000	2000	3	77	16,312	

TOTAL OB/XF										20,997							
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE
1	000100	C	RES	100		RSF-2	0.00	0.00	6.00	AC		1.00	1.00	0.70	315,000.00	220,500.00	1,323,000

Total Acres: 6.00	Total Land Value: 1,323,000	Market: 0	Agricultural: 0	Common: 1,323,000
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NASSAU COUNTY PROPERTY										PAGE 1 of 1				8
VALUATION SUMMARY										STANDARD				
VALUATION BY										Tax Group: 8				
BUILDING MARKET VALUE										Tax Dist:				
TOTAL MARKET OB/XF VALUE										543,614				
TOTAL LAND VALUE - MARKET										1,323,000				
TOTAL MARKET VALUE										1,887,611				
SOH/AGL Deduction										1,147,754				
ASSESSED VALUE										739,857				
TOTAL EXEMPTION VALUE										HX HB 50,722				
BASE TAXABLE VALUE										689,135				
TOTAL JUST VALUE										1,887,611				
NCON VALUE										0				
INCOME VALUE														
PREVIOUS YEAR MKT VALUE										1,803,295				

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1433/0353	7/31/2006	WD	Q	I		900,000	
GRANTOR: GARRETT DOROTHY GENE							
GRANTEE: MASHBURN LANE F & S							
0739/1928	9/25/1995	WD	Q	I	01	100	
GRANTOR: GARRETT FLOYD L							
GRANTEE: GARRETT DOROTHY GEN							

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS=[YR=1993] W21 S7 FOP=[YR=1993] W38 S11 E38 N11\$ S11 W38 N11 W16 S18 W9 FSP=[YR=1993] W16 S12 FGR=[YR=1993] S30 E30 N30 W30\$ E16 N12\$ S12 E14 S27 E16 N20 E24 S16 E30N60\$ PTR=E10 FGR=[YR=1993] E24 S60 FCP=[YR=1993] S18 W24 N18 E24\$ W24 N60\$ W10\$.									