LOT 6
SHADY WOOD PB 5/277

MASHBURN LANE A
1309 DATE ST
FERNANDINA BEACH, FL 32034

2025

00-00-31-1688-0006-0000

BUILDING CHARACTERISTICS

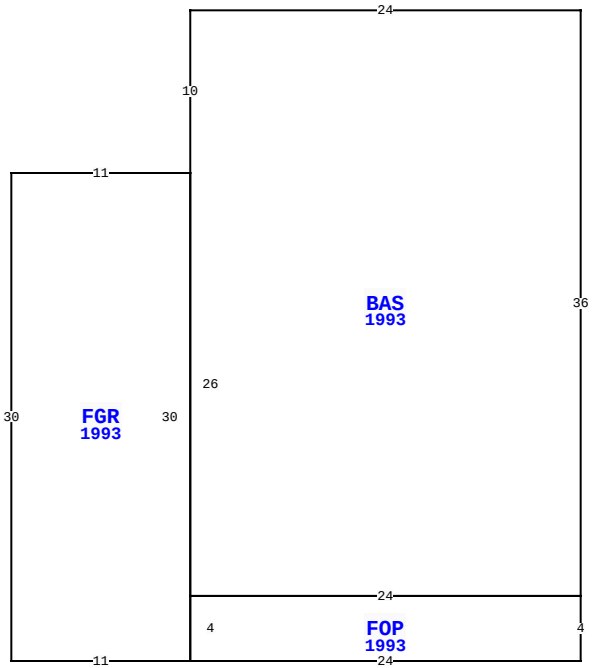
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 80
Exterior Wall	19	COMMON BRK 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1009.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	864	100	1993	864	78,487
FGR	330	55	1993	182	16,533
FOP	96	30	1993	29	2,634
TOTALS	1,290			1,075	97,654

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,075	112.1480	112.15	120,561	1990	1990	0	0	0	19.00	81.00

1 SINGLE FAM – 100% - 2022 Heated Area: 864 HX Base Yr 2022



1309 DATE ST, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		97,654
TOTAL MARKET OB/XF VALUE		1,967
TOTAL LAND VALUE - MARKET		148,500
TOTAL MARKET VALUE		248,121
SOH/AGL Deduction		109,526
ASSESSED VALUE		138,595
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		87,873
TOTAL JUST VALUE		248,121
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		194,396

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20091455	REPAIR/RRF	3,879	10/23/2009
20091450	H/AC	3,600	10/22/2009

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2442/0495	3/12/2021	WD	U	I	30	100,000
GRANTOR: MASHBURN LANE F & SAB						
GRANTEE: MASHBURN LANE A						
2031/1628	2/29/2016	WD	Q	I	01	80,000
GRANTOR: HARPER MARK						
GRANTEE: MASHBURN LANE F & S						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W24 S10 FGR=[YR=1993] W11 S30 E11 FOP=[YR=1993] E24 N4 W24 S4 $ N30 $ S26 E24 N36 $.

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	0810	CONCRETE A	0	100	0	0	531.00	SF	6.50	6.50	100	1990	1990	3	57	1,967	

LAND DESCRIPTION

TOTAL OB/XF 1,967

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	0006	R-2	55.00	92.00	55.00	FF		1.00	1.00	1.00	2,700.00	2,700.00	148,500							

REVIEW DATE 01/14/2021 BY TWA Total Acres: 0.00 Total Land Value: 148,500 Market: 0 Agricultural: 0 Common: 148,500 PRINTED 07/30/2025 BY SYS