PT WILLIAM BERRIE GRANT
SEC 40-2N-28E IN OR 2696/248

CHRISTOPHER LAWRENCE & EVELYN/CHRISTOPHER CYNTHIA
96138 LARIAT ST
FERNANDINA BEACH, FL 32034

2025

40-2N-28-0000-0008-0040

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0001	VAC W/XFOB	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4012.00		

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

96133 LARIAT ST, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	6,000
TOTAL LAND VALUE - MARKET	66,300
TOTAL MARKET VALUE	72,300
SOH/AGL Deduction	19,592
ASSESSED VALUE	52,708
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	52,708
TOTAL JUST VALUE	72,300
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	68,400

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B200972	DEMOLITION	0	02/03/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2696/248	2/22/2024	QC	U	I	11	100
GRANTOR: CHRISTOPHER LAWRENCE						
GRANTEE: CHRISTOPHER LAWRENC						
1800/1724	1/24/2012	QC	U	I	11	100
GRANTOR: CHRISTOPHER LAWRENCE						
GRANTEE: CHRISTOPHER LAWRENC						

BUILDING NOTES

BUILDING DIMENSIONS

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	0936	SEPTC TANK	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	1980	1980	3	100	6,000	

LAND DESCRIPTION

TOTAL OB/XF 6,000

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		OR	0.00	0.00	1.30	AC		1.00	1.00	0.60	85,000.00	51,000.00	66,300							

REVIEW DATE 03/22/2022 BY KWA Total Acres: 1.30 Total Land Value: 66,300 Market: 0 Agricultural: 0 Common: 66,300 PRINTED 07/30/2025 BY SYS