LOT 8
AMELIA MARSH SUB PB 4/104

**PELLINO SHAYNA**
117 LAWRENCE LANE
FERNANDINA BEACH, FL 32034

**2026**

**00-00-30-0080-0008-0000**

## NASSAU COUNTY PROPERTY



### BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 05 | AVERAGE 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 12 | MODULAR MT 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 100 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 2 100 |
| 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 |

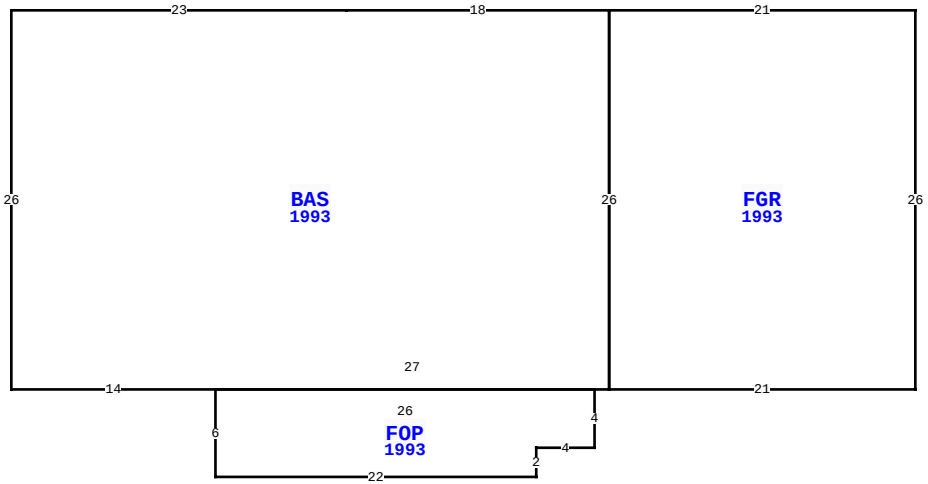
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 02
NEIGHBORHOOD/LOC 2020.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,066 | 100 | 1993 | 1,066 | 111,142 |
| FGR | 546 | 55 | 1993 | 300 | 31,278 |
| FOP | 148 | 30 | 1993 | 44 | 4,587 |
| TOTALS | 1,760 | | | 1,410 | 147,008 |

### MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,410 | 116.4800 | 122.30 | 172,443 | 1986 | 1995 | 0 | 0 | 0 | 14.75 | 85.25 |

1 SINGLE FAM 0% - 2024 Heated Area: 1066 HX Base Yr




117 LAWRENCE LN, FERNANDINA BEACH

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 04/24/2026 MLU |
| INC DATE | | AG DATE | |

### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 8 | Tax Dist: |
| BUILDING MARKET VALUE | 147,008 |
| TOTAL MARKET OB/XF VALUE | 16,613 |
| TOTAL LAND VALUE - MARKET | 275,200 |
| TOTAL MARKET VALUE | 438,821 |
| SOH/AGL Deduction | 80,492 |
| ASSESSED VALUE | 358,329 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 358,329 |
| TOTAL JUST VALUE | 438,821 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 445,014 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| B260001816 | ADD TO SHED | 13,664 | 02/20/2026 |
| B250011460 | DEMO FEP | 1,000 | 10/14/2025 |
| 6370 | REPAIR/RRF | 1,000 | 03/26/1990 |
| 2012 | N/A | 2,750 | 02/01/1985 |

### SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2656/263 | 6/28/2023 | WD | Q | I | 01 | 380,000 |
| GRANTOR: GRANT GLENDA CAROL ET | | | | | | |
| GRANTEE: PELLINO SHAYNA | | | | | | |
| 2633/948 | 4/25/2023 | FJ | U | I | 11 | 0 |
| GRANTOR: NIX BILLY JOE EST | | | | | | |
| GRANTEE: GRANT GLENDA CAROL | | | | | | |

### 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 2 | 0681 | POLE SHED | 0 | 0 | 0 | 0 | 1,936.00 | SF | 15.00 | 15.00 | 100 | 1995 | 1995 | 3 | 20 | 5,808 | |
| 3 | 0940 | SHEDS/PORT | 0 | 0 | 0 | 0 | 340.00 | SF | 60.00 | 60.00 | 100 | 1995 | 1995 | 3 | 20 | 4,080 | |
| 4 | 0681 | POLE SHED | 0 | 0 | 0 | 0 | 842.00 | SF | 11.25 | 11.25 | 100 | 2015 | 2015 | 3 | 71 | 6,725 | |

### BUILDING DIMENSIONS

BAS=[YR=1993;ORIG=-49,10] W23 S26 E14 E27 N26 W18 $
FGR=[YR=1993;ORIG=-31,36] E21 N26 W21 S26 $
FOP=[YR=1993;ORIG=-58,36] S6 E22 N2 E4 N4 W26 $
.

### LAND DESCRIPTION

TOTAL OB/XF 16,613

| 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- | 128.00 | 180.00 | 128.00 | FF | | 1.00 | 1.00 | 1.00 | 2,150.00 | 2,150.00 | 275,200 | | | | | | | |

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 275,200 Market: 0 Agricultural: 0 Common: 275,200 PRINTED 07/09/2026 BY SYS