

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

2026



BUILDING CHARACTERISTICS

ELEMENTCD

CONSTRUCTION

Exterior Wall

15 CONC BLOCK 80

Exterior Wall

20 FACE BRICK 20

Roof Structure

03 GABLE/HIP 100

Roof Cover

03 COMP SHNGL 100

Interior Wall

05 DRYWALL 100

Interior Floor

14 CARPET 70

Interior Floor

07 CORK/VTILE 30

Air Condition

03 CENTRAL 100

Heating Type

04 AIR DUCTED 100

Bedrooms

3 100

Bathrooms

2 100

Frame Stories Units

03 MASONRY 100
1. 1. 100
0 100

BUD8 Adjustme Occupancy

05 DIST 1A 100
00 NONE 100

Quality

03 Quality Level 03

DOR CODE

0100SINGLE FAMILY

MAP NUM

MKT AREA02

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

123,236

FCP

352

25

1993

88

6,148

FOP

98

30

1993

29

2,026

FST

208

55

1993

114

7,964

TOTALS

2,422

1,995

139,374

EXTRA FEATURES

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

0940

SHEDS/PORT

00

86

56.00SF

30.00

30.00

100

1985

1985

3

20

336

LAND DESCRIPTION

L N

USE CODE

CLS

LAND USE DESCRIPTION

CAP

R D

LOC ZONE

FRONT

DEPTH

TOT LND UTS

UNIT TYPE

D T

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-

2100.00

100.00

100.00

FF

1.00

1.00

1.00

2,000.00

2,000.00

200,000

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

103.93

207,340

1967

1967

0

0

32.78

67.22

Heated Area: 1764

HX Base Yr

BLD DATE

XF DATE

INC DATE

LGL DATE

LAND DATE

AG DATE

04/24/2026

MLU

TOTAL OB/XF

336

NASSAU COUNTY PROPERTY

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VALUATION BY

Tax Group: 8

Tax Dist:

STANDARD

BUILDING MARKET VALUE

139,374

TOTAL MARKET OB/XF VALUE

336

TOTAL LAND VALUE - MARKET

200,000

TOTAL MARKET VALUE

339,710

SOH/AGL Deduction

48,250

ASSESSED VALUE

291,460

TOTAL EXEMPTION VALUE

0

BASE TAXABLE VALUE

291,460

TOTAL JUST VALUE

339,710

NCON VALUE

0

INCOME VALUE

PREVIOUS YEAR MKT VALUE

264,964

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\$.

REVIEW DATE

01/01/2023

BY

CD

Total Acres: 0.00

Total Land Value: 200,000

Market: 0

Agricultural: 0

Common: 200,000

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