IN OR 1698/302
R407615 R407616 & R434047
ESMT IN OR 673/587

WORTHAM JACK LEWIS
942327 OLD NASSAUVILLE RD
FERNANDINA BEACH, FL 32034

2026

27-2N-28-0000-0010-0010

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 80
Interior Floo	08	SHT VINYL 20
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	04	DIST 01 100
Quality	03	Quality Level 03

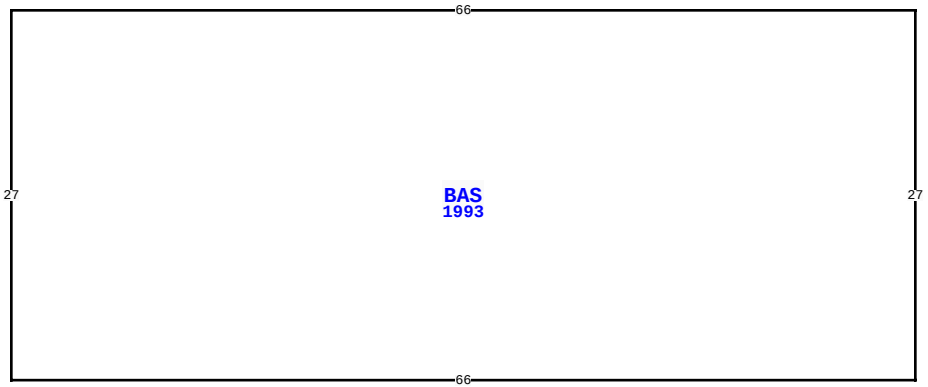
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4005.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,782	100	1993	1,782	55,983
TOTALS	1,782			1,782	55,983

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,782	123.2000	104.72	186,611	1989	1989	0	0	0	70.00	30.00

1 M/H 93- 0% - 0 Heated Area: 1782 HX Base Yr



96005 MASHBURN LN, 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	79,074
TOTAL MARKET OB/XF VALUE	22,344
TOTAL LAND VALUE - MARKET	256,500
TOTAL MARKET VALUE	357,918
SOH/AGL Deduction	157,925
ASSESSED VALUE	199,993
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	199,993
TOTAL JUST VALUE	357,918
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	330,415

PERMIT NUM	DESCRIPTION	AMT	ISSUED
7761	GARAGE	12,240	01/09/1992
7681	XFOB	12,240	11/13/1991
7629	MH MOVE-ON	33,000	01/09/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1698/0302	9/03/2010	QC	U	I	11	100
GRANTOR: MASHBURN IMOGENE L						
GRANTEE: WORTHAM JACK LEWIS						
0796/1440	6/17/1997	WD	U	I	07	100
GRANTOR: MASHBURN IMOGENE L &						
GRANTEE: MASHBURN HENRY J &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W66 S27 E66 N27$.

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	1242	WD DECK A	0	0	12	7	84.00	SF	10.00	10.00	100	1987	1987	3	20	168	
2	0510	GARAGE WD-	0	0	30	24	720.00	SF	35.00	35.00	100	1992	1992	3	20	5,040	
3	0511	GARAGE CB-	0	0	30	24	720.00	SF	40.00	40.00	100	1992	1992	3	59.5	17,136	

LAND DESCRIPTION

TOTAL OB/XF 22,344

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	2.85	AC		1.00	1.00	0.90	100,000.00	90,000.00	256,500							

REVIEW DATE 01/01/2023 BY CD Total Acres: 2.85 Total Land Value: 256,500 Market: 0 Agricultural: 0 Common: 256,500 PRINTED 07/09/2026 BY SYS

IN OR 1698/302
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2026

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BUILDING CHARACTERISTICS

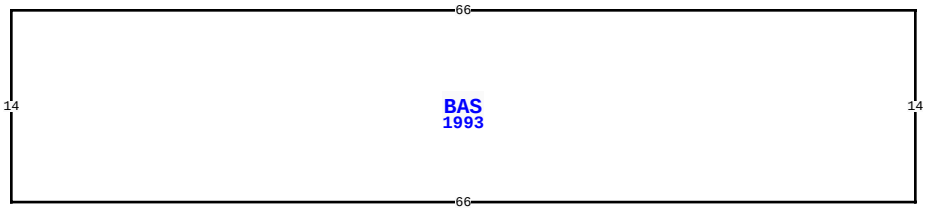
ELEMENT	CD	CONSTRUCTION
Exterior Wall	02	WALL BOARD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4005.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	924	100	1993	924	23,091
TOTALS	924			924	23,091

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	924	98.0000	83.30	76,969	1985	1985	0	0	0	70.00	30.00

2 M/H 93- 0% - 0 Heated Area: 924 HX Base Yr



96005 MASHBURN LN, FERNANDINA BEACH

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NASSAU COUNTY PROPERTY

PAGE 2 of 2 4

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GRANTOR: MASHBURN IMOGENE L &						
GRANTEE: MASHBURN HENRY J &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W66 S14 E66 N14$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 01/01/2023 BY CD Total Acres: 2.85 Total Land Value: 256,500 Market: 0 Agricultural: 0 Common: 256,500 PRINTED 07/09/2026 BY SYS