LOTS 8 9 & PT OF LOT 10
IN OR 1990/1774
DAVID B MITCHELL SUB UNR

LANIER ARTHUR LARRY/MAYS THERESA LANIER ETAL
95002 LANIER ROAD
FERNANDINA BEACH, FL 32034

2026

45-2N-28-5070-0008-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

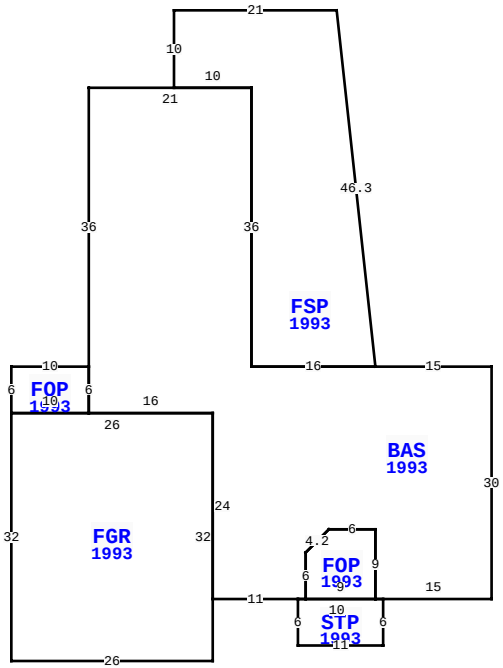
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY
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	1,856	100	1993	1,856	178,620
FGR	832	55	1993	458	44,078
FOP	60	30	1993	18	1,732
FOP	77	30	1993	23	2,213
FSP	721	40	1993	288	27,717
STP	66	10	1993	7	674
TOTALS	3,612			2,650	255,035

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,650	129.2784	135.74	359,711	1983	1983	0	0	0	29.10	70.90

1 SINGLE FAM 0% - 2025 Heated Area: 1856 HX Base Yr



95002 LANIER RD, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	255,035
TOTAL MARKET OB/XF VALUE	27,160
TOTAL LAND VALUE - MARKET	1,030,000
TOTAL MARKET VALUE	1,312,195
SOH/AGL Deduction	96,014
ASSESSED VALUE	1,216,181
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,216,181
TOTAL JUST VALUE	1,312,195
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,105,619

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1990/1774	7/14/2015	WD	U	I	11	100

GRANTOR: LANIER GLADYS S

GRANTEE: LANIER ARTHUR LARRY

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W15 FSP=[YR=1993] U46 L5 W21 S10 E10 S36 E16 $ W16 N36 W21 S36 FOP=[YR=1993] W10 S6 FGR=[YR=1993] S32 E26 N32 W26 $E10 N6 $ S6 E16 S24 E11 STP=[YR=1993] S6 E11 N6 W1 FOP=[YR=1993] N9 W6 D3 L3 S6 E9 $ W10 $ E1 N6 U3 R3 E6 S9 E15 N30 $.

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	0940	SHEDS/PORT	0	0	12	18	216.00	SF	30.00	30.00	100	1975	1975	3	20	1,296	
3	0510	GARAGE WD-	0	0	20	32	640.00	SF	35.00	35.00	100	1988	1988	3	20	4,480	
5	0940	SHEDS/PORT	0	0	8	18	144.00	SF	30.00	30.00	100	1988	1988	3	20	864	
7	0940	SHEDS/PORT	0	0	8	18	144.00	SF	30.00	30.00	100	1988	1988	3	20	864	
8	0300	BOAT DCK W	0	0	0	0	1,852.00	SF	40.00	40.00	100	1996	1996	3	20	14,816	
9	0940	SHEDS/PORT	0	0	6	10	60.00	SF	30.00	30.00	100	1986	1986	3	20	360	
10	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1988	1988	3	60	2,100	
11	0351	CARPORT MT	0	0	10	16	160.00	SF	10.00	10.00	100	1980	1980	3	20	320	
14	0302	FLT DOCK C	0	0	20	8	160.00	SF	50.00	50.00	100	1996	1996	3	20	1,600	
15	0310	AL GANG WY	0	0	0	0	20.00	LF	115.00	115.00	100	2002	2002	3	20	460	

TOTAL OB/XF 27,160

LAND DESCRIPTION

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	000131	C	RES CREEK	0		RSF-1	200.00	235.00	200.00	FF		1.00	1.00	1.00	5,000.00	5,000.00	1,000,000							
2	000100	C	RES	0		RSF-1	61.00	180.00	0.30	AC		1.00	1.00	1.00	100,000.00	100,000.00	30,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.30 Total Land Value: 1,030,000 Market: 0 Agricultural: 0 Common: 1,030,000 PRINTED 07/09/2026 BY SYS