LOT 9
IN OR 1840/1957
AMELIA CONCOURSE SUB #1

BOSNOIAN JOHN C JR
95058 LAVENDER LN
FERNANDINA BEACH, FL 32034

2023

30-2N-28-0150-0009-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

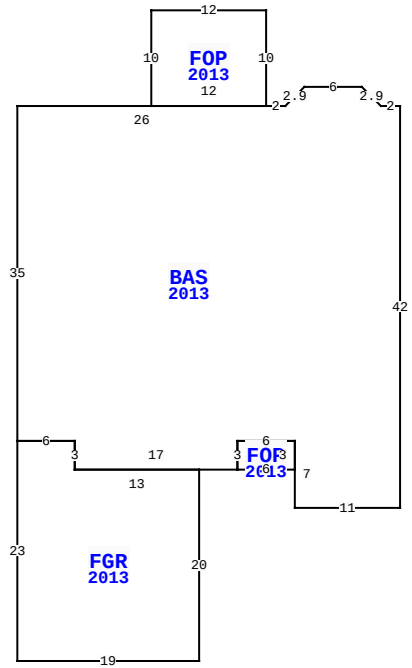
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4067.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,544	100	1,544	163,384
FGR	398	55	219	23,175
FOP	18	30	5	529
FOP	120	30	36	3,809
TOTALS	2,080		1,804	190,897

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,804	122.3250	110.40	199,162	2013	2013	0	0	0	4.15	95.85

1 SINGLE FAM – 0% - 0 Heated Area: 1544 HX Base Yr



95058 LAVENDER LN, FERNANDINA BEACH

BLD DATE	03/29/2023 NW	LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	190,897
TOTAL MARKET OB/XF VALUE	7,377
TOTAL LAND VALUE - MARKET	75,000
TOTAL MARKET VALUE	273,274
SOH/AGL Deduction	44,897
ASSESSED VALUE	228,377
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	228,377
TOTAL JUST VALUE	273,274
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	241,809

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1226412	CO ISSUED	0	02/07/2013
M1217684	H/AC	0	10/01/2012
B26412	NEW CONSTR	185,857	09/03/2012

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1840/1957	2/08/2013	WD	Q	I	02	160,000
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: BOSNOIAN JOHN C JR						
1808/1731	8/09/2012	WD	U	V	30	32,000
GRANTOR: JS AMELIA CONCOURSE P						
GRANTEE: D R HORTON INC-JACK						

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
1	0811	CONCRETE B	0	0	0	0	648.00	SF	5.20	5.20	100	2013	2013	3	95	3,201	
2	0476	VF 6 SBPL	0	0	0	0	150.00	LF	32.00	32.00	100	2013	2013	3	87	4,176	

BUILDING DIMENSIONS

BAS=[YR=2013] W2 U2 L2 W6 D2 L2 W2 FOP=[YR=2013] N10 W12 S10 E12 $ W26 S35 FGR=[YR=2013] S23 E19 N20 W13 N3 W6 $ E6 S3 E17 FOP=[YR=2013] E6 N3 W6 S3 $ N3 E6 S7 E11 N42 $.

LAND DESCRIPTION

TOTAL OB/XF 7,377

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	000136	C	SFR INT	0		RS-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000							

REVIEW DATE 02/20/2018 BY KW Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/02/2023 BY SYS