LOT 10
IN OR 1754/842
AMELIA CONCOURSE SUB #1

GOBBLE JACQUELINE S &/LINTON ANDREW J
95070 LAVENDER LANE
FERNANDINA BEACH, FL 32034

2023

30-2N-28-0150-0010-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

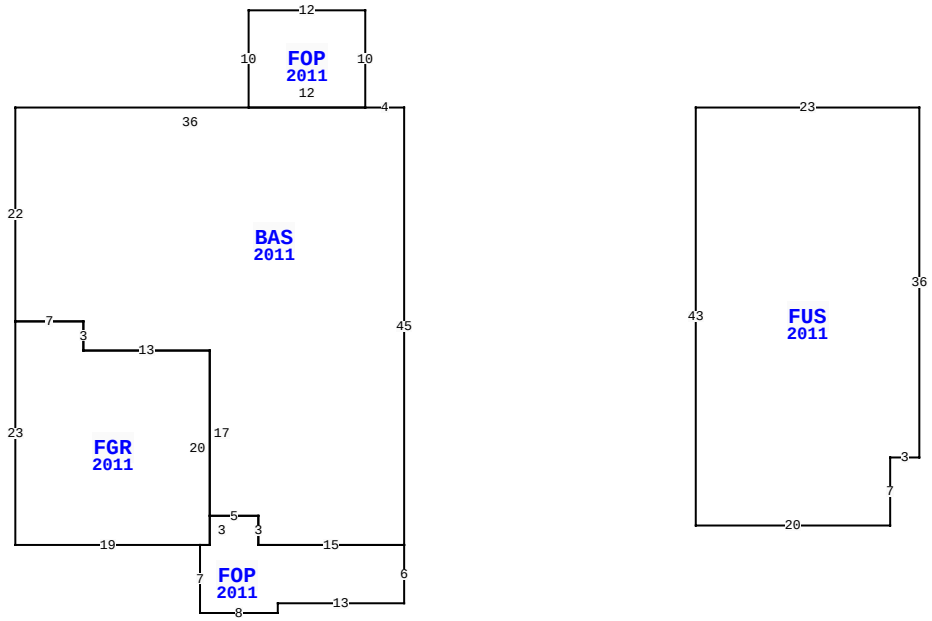
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 80
Exterior Wall	16	WD FR STUC 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	1,364	100	1,364	131,773
FGR	421	55	232	22,413
FOP	120	30	36	3,478
FOP	149	30	45	4,347
FUS	968	100	968	93,516
TOTALS	3,022		2,645	255,529

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,645	112.7952	101.80	269,261	2011	2011	0	0	0	5.10	94.90

1 SINGLE FAM – 100% - 2012 Heated Area: 2332 HX Base Yr 2012



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

95070 LAVENDER LN, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		255,529
TOTAL MARKET OB/XF VALUE		68,862
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		399,391
SOH/AGL Deduction		163,067
ASSESSED VALUE		236,324
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		186,324
TOTAL JUST VALUE		399,391
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		340,662

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1901984	SCRN ENCLSR	25,573	02/26/2019
B1811920	SWIM POOL	56,802	12/01/2018
C24774	CO ISSUED	0	08/29/2011
M16364	H/AC	0	07/01/2011
P1114818	NEW CONSTR	0	06/01/2011
B24774	NEW CONSTR	256,384	06/01/2011

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1754/0842	8/31/2011	WD	Q	I	02	201,100
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: GOBBLE JACQUELINE S						
1735/1129	4/15/2011	WD	U	V	30	64,000
GRANTOR: JS AMELIA CONCOURSE P						
GRANTEE: D R HORTON INC-JAC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2011] W4 FOP=[YR=2011] N10 W12 S10 E12 $ W36 S22
FGR=[YR=2011] S23 E19 FOP=[YR=2011] S7 E8 N1 E13 N6 W15 N3
W5 S3 W1 $ E1 N20 W13 N3 W7 $ E7 S3 E13 S17 E5 S3 E15 N45 $
PTR= E30 FUS=[YR=2011] E23 S36 W3 S7 W20 N43 $ W30 $.

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	0812	CONCRETE C	0	100	0	0	1,281.00	SF	4.00	4.00	100	2011	2011	3	93	4,765	
2	0476	VF 6 SBPL	0	100	0	0	255.00	LF	32.00	32.00	100	2011	2011	3	83	6,773	
3	0911	SCRN RM A	0	100	40	30	1,200.00	SF	17.50	17.50	100	2019	2019	3	90	18,900	
4	0861	POOL GUNIT	0	100	0	0	375.00	SF	85.00	85.00	100	2019	2019	3	93	29,644	
5	0871	POOL HTR R	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2019	2019	3	90	1,800	
6	0855	CONC PAVER	0	100	0	0	705.00	SF	10.00	10.00	100	2019	2019	3	99	6,980	

LAND DESCRIPTION

TOTAL OB/XF 68,862

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	100		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 08/05/2019 BY KW Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/02/2023 BY SYS