LOT 12
IN OR 1857/1636
EX MINERAL RIGHTS PT 1826/1193

HOOI JEFFREY RANDALL
95100 LAVENDER LN
FERNANDINA BEACH, FL 32034

2023

30-2N-28-0150-0012-0000

BUILDING CHARACTERISTICS

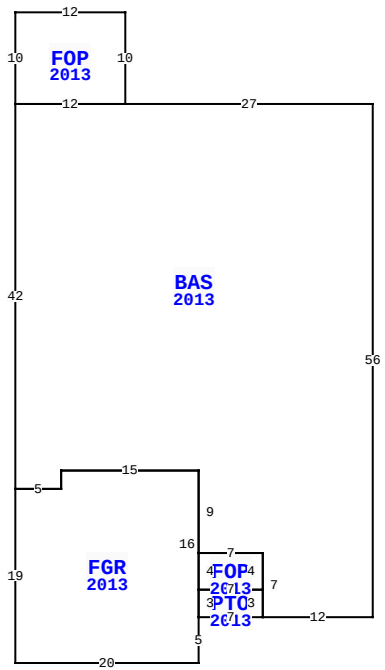
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	1,825	100	1,825	181,783
FGR	410	55	226	22,511
FOP	28	30	8	797
FOP	120	30	36	3,586
PTO	21	5	1	100
TOTALS	2,404		2,096	208,777

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,096	115.1451	103.92	217,816	2013	2013	0	0	0	4.15	95.85

1 SINGLE FAM – 100% - 2014 Heated Area: 1825 HX Base Yr 2014



95100 LAVENDER LN, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		208,777
TOTAL MARKET OB/XF VALUE		3,789
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		287,566
SOH/AGL Deduction		108,762
ASSESSED VALUE		178,804
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		128,804
TOTAL JUST VALUE		287,566
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		256,171

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1226647	CO ISSUED	0	04/22/2013
M1317884	H/AC	0	01/01/2013
E25705	NEW CONSTR	0	12/01/2012
P1216253	NEW CONSTR	0	12/01/2012
B1226647	NEW CONSTR	209,183	11/01/2012

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1857/1636	5/15/2013	WD	Q	I	02	169,000
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: HOOI JEFFREY RANDAL						
1826/1193	11/13/2012	WD	U	V	11	100
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: DRH ENERGY INC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2013] W27 FOP=[YR=2013] N10 W12 S10 E12 $ W12 S42 FGR=[YR=2013] S19 E20 N5 PTO=[YR=2013] E7 N3 FOP=[YR=2013] N4 W7 S4 E7 $ W7 S3 $ N16 W15 S2 W5 $ E5 N2 E15 S9 E7 S7 E12 N56 $.

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	100	0	0	767.00	SF	5.20	5.20	100	2013	2013	3	95	3,789	

LAND DESCRIPTION

TOTAL OB/XF 3,789

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 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