

LOT 14
IN OR 2228/917
EX MINERAL RIGHTS PT 1826/1193

PEARCE DANIEL M & CARLY/PEARCE JOSEPH
95099 LAVENDER LN
FERNANDINA BEACH, FL 32034

2023

30-2N-28-0150-0014-0000



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	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	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

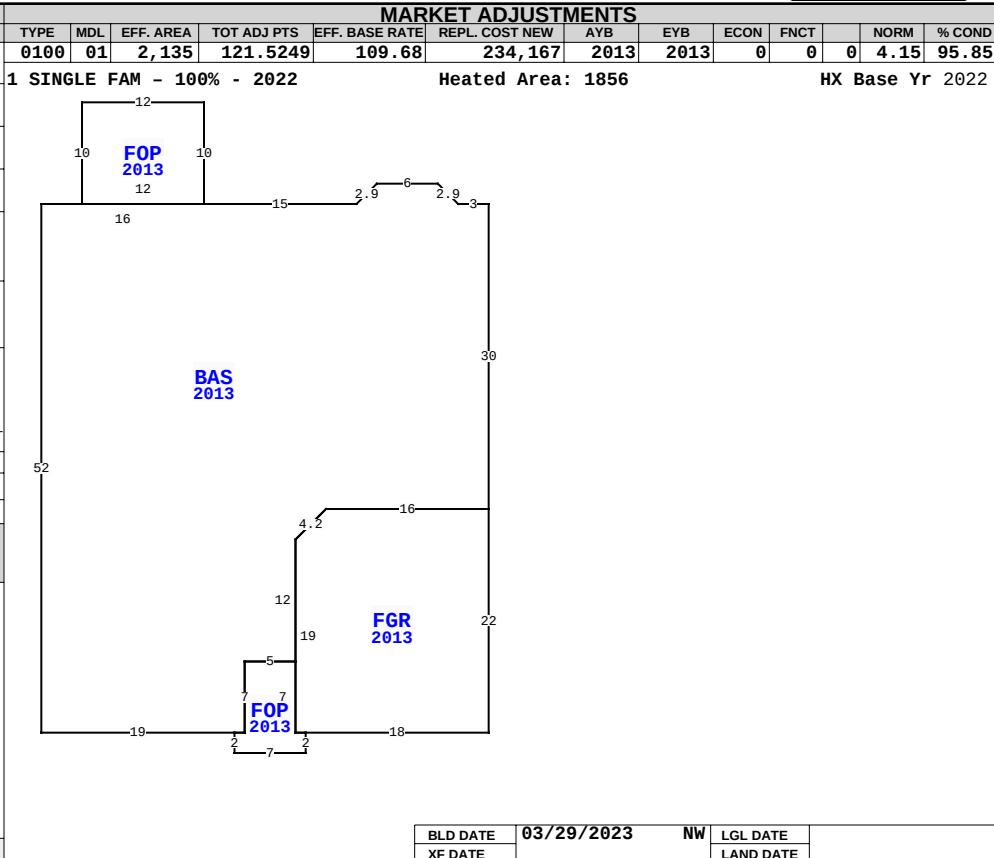
MAP NUM		MKT AREA	04
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NEIGHBORHOOD/LOC	4067.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,856	100	1,856	195,118
FGR	414	55	228	23,969
FOP	49	30	15	1,577
FOP	120	30	36	3,784

TOTALS	2,439		2,135	224,449
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0811	CONCRETE B	0	100	0	0			



95099 LAVENDER LN, FERNANDINA BEACH	BLD DATE 03/29/2023 NW	LGL DATE
	XF DATE	LAND DATE
	INC DATE	AG DATE

NASSAU COUNTY PROPERTY									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 4					Tax Dist:				
BUILDING MARKET VALUE					224,449				
TOTAL MARKET OB/XF VALUE					3,092				
TOTAL LAND VALUE - MARKET					75,000				
TOTAL MARKET VALUE					302,541				
SOH/AGL Deduction					24,394				
ASSESSED VALUE					278,147				
TOTAL EXEMPTION VALUE					HX HB VX 55,000				
BASE TAXABLE VALUE					223,147				
TOTAL JUST VALUE					302,541				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					270,046				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E2004621	SOLAR PANELS	19,824	07/01/2020
B1327018	CO ISSUED	0	08/08/2013
B1327018	NEW CONSTR	0	03/01/2013
P1316477	NEW CONSTR	0	03/01/2013

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2228/0917	9/28/2018	WD	Q	I	01	245,000	
GRANTOR: PHILLIPS MARTIN A & C							
GRANTEE: PEARCE DANIEL M & C							
1981/0865	5/22/2015	WD	Q	I	01	208,000	
GRANTOR: THORNTON MATTHEW & KA							
GRANTEE: PHILLIPS MARTIN A &							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2013] W3 U2 L2 W6 D2 L2 W15 FOP=[YR=2013] N10 W12 S10 E12 \$ W16 S52 E19 FOP=[YR=2013] S2 E7 N2 FGR=[YR=2013] E18 N22 W16 D3 L3 S19 E1 \$ W1 N7 W5 S7 W1 \$ E1 N7 E5 N12 U3 R3 E16 N30 \$.									

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000136	C	SFR INT	100		RS-2	0.00	0.00	1.00