LOT 16
IN OR 2119/1040
AMELIA CONCOURSE SUB #1

PUGH MICHAEL A & ASHLEY C
95071 LAVENDER LANE
FERNANDINA BEACH, FL 32034

2023

30-2N-28-0150-0016-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
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

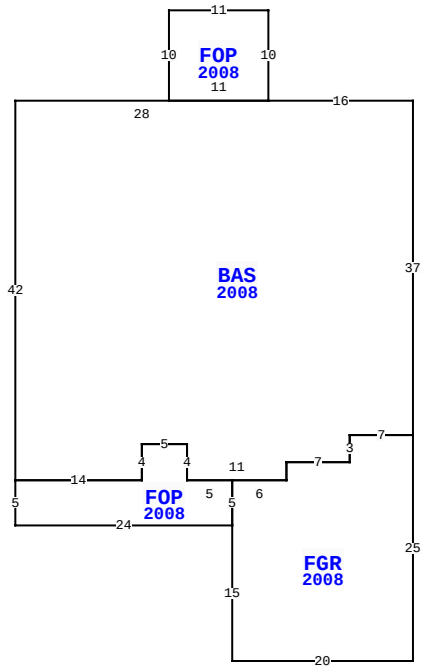
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4067.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,779	100	1,779	170,542
FGR	449	55	247	23,679
FOP	110	30	33	3,164
FOP	140	30	42	4,026
TOTALS	2,478		2,101	201,411

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,101	114.2190	103.08	216,571	2008	2008	0	0	0	7.00	93.00

1 SINGLE FAM – 100% - 2018 Heated Area: 1779 HX Base Yr 2018



95071 LAVENDER LN, FERNANDINA BEACH

BLD DATE	03/29/2023	NW	LGL DATE
XF DATE	07/08/2008	RK	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		201,411
TOTAL MARKET OB/XF VALUE		20,204
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		296,615
SOH/AGL Deduction		91,591
ASSESSED VALUE		205,024
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		155,024
TOTAL JUST VALUE		296,615
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		258,579

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C20817	CO ISSUED	0	03/09/2010
E20440	ELEC OTHER	2,000	01/01/2008
M13600	MECH OTHER	0	01/01/2008
P12993	OTHER	0	01/01/2008
R10897	REPAIR/RRF	3,200	12/01/2007
B20817	NEW CONSTR	171,405	12/01/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2119/1040	5/08/2017	WD	Q	I	01	225,000
GRANTOR: BROCK BRITTANY S & KE						
GRANTEE: PUGH MICHAEL A & AS						
1670/0431	3/18/2010	WD	Q	I	01	159,900
GRANTOR: PROVIDENCE CONSTRUCTI						
GRANTEE: BROCK BRITTANY S &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2008] W16 FOP=[YR=2008] N10 W11 S10 E11 $ W28 S42 FOP=[YR=2008] S5 E24 FGR=[YR=2008] S15 E20 N25 W7 S3 W7 S2 W6 S5 $ N5 W5 N4 W5 S4 W14 $ E14 N4 E5 S4 E11 N2 E7 N3 E7 N37 $.

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	754.00	SF	5.20	5.20	100	2008	2008	3	90	3,529	
2	0476	VF 6 SBPL	0	100	0	0	120.00	LF	32.00	32.00	100	2009	2009	3	78	2,995	
3	0855	CONC PAVER	0	100	0	0	1,425.00	SF	10.00	10.00	100	2015	2015	3	96	13,680	

LAND DESCRIPTION

TOTAL OB/XF 20,204

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