LOT 18
IN OR 1740/203
AMELIA CONCOURSE SUB #1

BALOGH BRIAN J
95043 LAVENDER LANE
FERNANDINA BEACH, FL 32034

2023

30-2N-28-0150-0018-0000

BUILDING CHARACTERISTICS

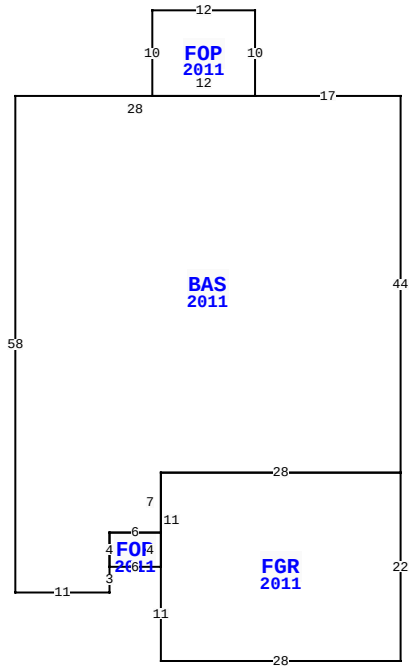
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 80
Exterior Wall	16	WD FR STUC 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
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	2,176	100	2,176	208,341
FGR	616	55	339	32,458
FOP	24	30	7	670
FOP	120	30	36	3,447
TOTALS	2,936		2,558	244,915

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,558	111.7872	100.89	258,077	2011	2011	0	0	0	5.10	94.90

1 SINGLE FAM – 100% - 2023 Heated Area: 2176 HX Base Yr



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

95043 LAVENDER LN, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		244,915
TOTAL MARKET OB/XF VALUE		7,522
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		327,437
SOH/AGL Deduction		0
ASSESSED VALUE		327,437
TOTAL EXEMPTION VALUE	13	327,437
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		327,437
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		290,847

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C24051	CO ISSUED	0	01/14/2011
P14513	NEW CONSTR	0	11/01/2010
M15755	H/AC	0	11/01/2010
B24051	NEW CONSTR	247,702	10/01/2010

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1740/0203	5/23/2011	WD	Q	I	01	171,200
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: BALOGH BRIAN J						
1698/1291	9/02/2010	WD	U	V	30	294,000
GRANTOR: JS AMELIA CONCOURSE P						
GRANTEE: D R HORTON INC-JACK						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2011] W17 FOP=[YR=2011] N10 W12 S10 E12 $ W28 S58 E11 N3 FOP=[YR=2011] E6 FGR=[YR=2011] S11 E28 N22 W28 S11 $ N4 W6 S4 $ N4 E6 N7 E28 N44 $.

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	1,116.00	SF	5.20	5.20	100	2011	2011	3	93	5,397	
2	0476	VF 6 SBPL	0	100	0	0	80.00	LF	32.00	32.00	100	2011	2011	3	83	2,125	

LAND DESCRIPTION

TOTAL OB/XF 7,522

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