

LOT 119
IN OR 1897/85
AMELIA CONCOURSE SUB #1

CABRERA CARLOS
95076 LILAC DR
FERNANDINA BEACH, FL 32034

2023

30-2N-28-0150-0119-0000



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	11	CLAY TILE 60
Interior Floo	14	CARPET 40
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.	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	1,362	100	1,362	126,247
FGR	634	55	349	32,350
FOP	80	30	24	2,224
FSP	220	40	88	8,157
FUS	1,692	100	1,692	156,836
TOTALS	3,988		3,515	325,814

EXTRA FEATURES		
L N	OB/XF CODE	DESCRIPTION

1	0811	CONCRETE B	0	100	0	0	950.00	SF	5.20	5.20	100	2013	2013	3	95	4,693	
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LAND DESCRIPTION		
L N	USE CODE	CLS
1	000136	C

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0100	01	3,515	107.5410	97.06	341,166	2013	2013	0	0	0	4.50	95.50	
1 SINGLE FAM - 100% - 2014													
Heated Area: 3054													
HX Base Yr 2014													

95076 LILAC DR, FERNANDINA BEACH	BLD DATE	03/29/2023	NW	LGL DATE	
	XF DATE			LAND DATE	
	INC DATE			AG DATE	

L N	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			5.20	100	2013	2013	3	95	4,693	

TOTAL OB/XF															
4,693															

NASSAU COUNTY PROPERTY			
PAGE 1 of 1			4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		325,814	
TOTAL MARKET OB/XF VALUE		4,693	
TOTAL LAND VALUE - MARKET		75,000	
TOTAL MARKET VALUE		405,507	
SOH/AGL Deduction		147,131	
ASSESSED VALUE		258,376	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		208,376	
TOTAL JUST VALUE		405,507	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		362,748	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1327631	CO ISSUED	0	12/27/2013
B1328128	ADDITION	4,837	12/01/2013
B1327631	NEW CONSTR	346,868	08/01/2013

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1897/0085	12/31/2013	SW	Q	I	01	289,300	
GRANTOR: RICHMOND AMERICAN HOM							
GRANTEE: CABRERA CARLOS							
1871/1251	8/05/2013	SW	U	V	30	190,900	
GRANTOR: JS AMELIA CONCOURSE P							
GRANTEE: RICHMOND AMERICAN H							

BUILDING NOTES															
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BUILDING DIMENSIONS															
FSP=[YR=2013] W22 S10 BAS=[YR=2013] W18 S34 FGR=[YR=2013] S22 E29 N15 FOP=[YR=2013] E11 N8 W7 D4 L4 S4 \$ N4 U3 L3 W26 \$ E26 D3 R3 U4 R4 E7 N33 W22 \$ E22 N10 \$ PTR= E30 FUS=[YR=2013] E40 S33 W16 S16 W12 N1 W12 N48 \$ W30 \$.															