

LOT 120
AMELIA CONCOURSE SUB #1
PB 7/183

BARROW RUDOLPH CARLISLE & WENDY MAUREEN
95090 LILAC DRIVE
FERNANDINA BEACH, FL 32034

2023

30-2N-28-0150-0120-0000



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY															
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY																				
Exterior Wall	31	HARDIE BRD 70	0100	01	2,588	113.0976	102.07	264,157	2015	2015	0	0	0	3.15	96.85	STANDARD																			
Exterior Wall	16	WD FR STUC 30	1 SINGLE FAM - 0% - 0													Heated Area: 2192 HX Base Yr																			
Roof Structur	03	GABLE/HIP 100														VALUATION BY																			
Roof Cover	03	COMP SHNGL 100														Tax Group: 4										Tax Dist:									
Interior Wall	05	DRYWALL 100														BUILDING MARKET VALUE										255,836									
Interior Floo	14	CARPET 60														TOTAL MARKET OB/XF VALUE										10,600									
Interior Floo	11	CLAY TILE 40														TOTAL LAND VALUE - MARKET										75,000									
Air Condition	03	CENTRAL 100														TOTAL MARKET VALUE										341,436									
Heating Type	04	AIR DUCTED 100														SOH/AGL Deduction										51,183									
Bedrooms	4	100														ASSESSED VALUE										290,253									
Bathrooms	2	100														TOTAL EXEMPTION VALUE										0									
Frame	02	WOOD FRAME 100														BASE TAXABLE VALUE										290,253									
Stories	1.	1. 100	TOTAL JUST VALUE										341,436																						
Units	0	100	NCON VALUE										0																						
Occupancy	00	NONE 100	INCOME VALUE										PREVIOUS YEAR MKT VALUE										302,473												
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	2,192	100	2,192	216,689																															
FGR	600	55	330	32,622																															
FOP	24	30	7	692																															
FSP	120	40	48	4,745																															
PTO	100	5	5	494																															
PTO	110	5	6	593																															
TOTALS		3,146	2,588	255,836																															
EXTRA FEATURES					95090 LILAC DR, FERNANDINA BEACH										BLD DATE 03/29/2023 NW LGL DATE					LAND 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	0810	CONCRETE A	0	0	11	3	33.00	SF	6.50	6.50	100	2015	2015	3	96	206																			
2	0811	CONCRETE B	0	0	0	0	678.00	SF	5.20	5.20	100	2015	2015	3	96	3,385																			
3	0470	VNYL GATE	0	0	0	0	1.00	UT	300.00	300.00	100	2015	2015	3	90	270																			
4	0476	VF 6 SBPL	0	0	0	0	234.00	LF	32.00	32.00	100	2015	2015	3	90	6,739																			
TOTAL OB/XF 10,600																																			
LAND DESCRIPTION																																			
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	0		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 06/27/2017 BY KW Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/02/2023 BY SYS																																			