LOT 123
AMELIA CONCOURSE SUB #1
PB 7/183

DENIKE ANTHONY THOMAS & SADIE JO
95089 LILAC DR
FERNANDINA BEACH, FL 32034

2023

30-2N-28-0150-0123-0000

BUILDING CHARACTERISTICS

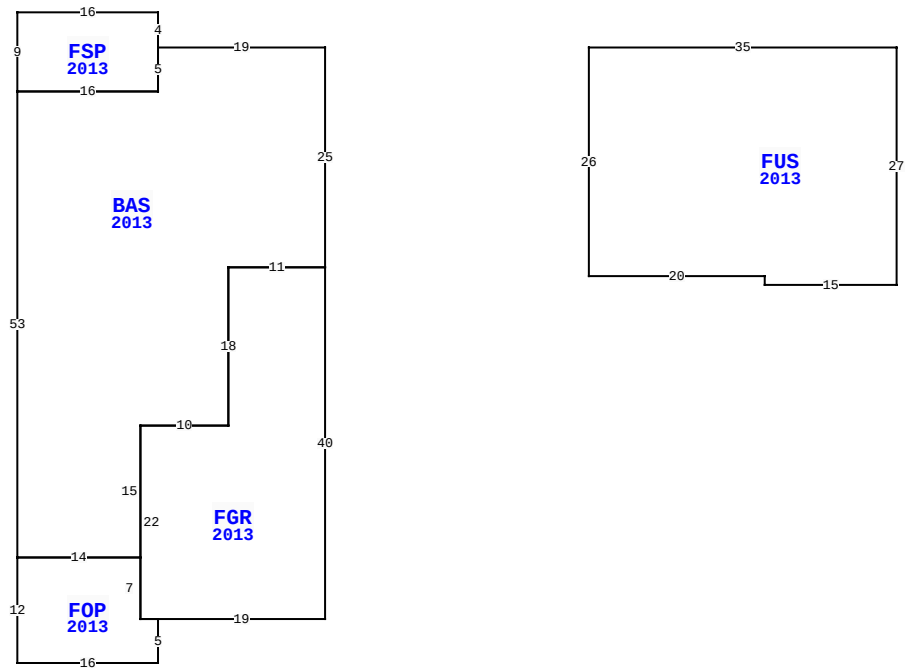
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	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	1,437	100	1,437	140,835
FGR	660	55	363	35,577
FOP	178	30	53	5,194
FSP	144	40	58	5,685
FUS	925	100	925	90,656
TOTALS	3,344		2,836	277,947

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,836	113.2992	102.25	289,981	2013	2013	0	0	0	4.15	95.85

1 SINGLE FAM – 100% - 2020 Heated Area: 2362 HX Base Yr 2020



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

95089 LILAC DR, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		277,947
TOTAL MARKET OB/XF VALUE		22,809
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		375,756
SOH/AGL Deduction		106,394
ASSESSED VALUE		269,362
TOTAL EXEMPTION VALUE	HX HB VX	55,000
BASE TAXABLE VALUE		214,362
TOTAL JUST VALUE		375,756
NCON VALUE		15,110
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		320,895

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22000333	ADDITION	12,634	01/06/2022
B1327265	CO ISSUED	0	11/04/2013
B1327796	SCRREENCL	1,100	10/01/2013
B1327265	NEW CONSTR	0	06/01/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2321/0421	11/18/2019	WD	Q	I	02	277,500
GRANTOR: MOXLEY DANIEL R & BET						
GRANTEE: DENIKE ANTHONY THOM						
1954/1476	12/23/2014	SW	Q	I	01	223,000
GRANTOR: RICHMOND AMERICAN HOM						
GRANTEE: MOXLEY DANIEL R & B						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2013] W19 FSP=[YR=2013] N4 W16 S9 E16 N5 $ S5 W16 S53 FOP=[YR=2013] S12 E16 N5 FGR=[YR=2013] E19 N40 W11 S18 W10 S22E2 $W2 N7 W14 $ E14 N15 E10 N18 E11 N25 $ PTR= E30 FUS=[YR=2013] E35 S27 W15 N1 W20 N26 $ W30 $.

EXTRA FEATURES

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	888.00	SF	5.20	5.20	100	2013	2013	3	95	4,387	
2	0476	VF 6 SBPL	0	100	0	0	115.00	LF	32.00	32.00	100	2015	2015	3	90	3,312	
3	0911	SCRN RM A	0	100	0	0	496.00	SF	17.50	17.50	100	2022	2022	3	100	8,680	
4	0855	CONC PAVER	0	100	0	0	643.00	SF	10.00	10.00	100	2022	2022	3	100	6,430	

LAND DESCRIPTION

TOTAL OB/XF 22,809

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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 10/19/2022 BY DJ Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/02/2023 BY SYS