

LOT 125
IN OR 2222/1516
AMELIA CONCOURSE SUB #1

BACHAND MARK & ANN
95061 LILAC DR
FERNANDINA BEACH, FL 32034

2023

30-2N-28-0150-0125-0000



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	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	3	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	2,028	100	2,028	200,517
FGR	661	55	364	35,991
FOP	61	30	18	1,780
FSP	168	40	67	6,625
TOTALS	2,918		2,477	244,912

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0811	CONCRETE B	0 100	0	0	848.00	SF	5.20	5.20	100	2014
2	0476	VF 6 SBPL	0 100	0	0	168.00	LF	32.00	32.00	100	2014

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000136	C	SFR INT	100		RS-2	0.00	0.00	1.00	LT	1.00

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,477	113.7024	102.62	254,190	2014	2014	0	0	3.65	96.35
1 SINGLE FAM - 100% - 2019 Heated Area: 2028 HX Base Yr 2019											
95061 LILAC DR, FERNANDINA BEACH											

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

TOTAL OB/XF											
8,974											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000136	C	SFR INT	100		RS-2	0.00	0.00	1.00	LT	1.00

NASSAU COUNTY PROPERTY											
PAGE 1 of 1											4
VALUATION SUMMARY											
VALUATION BY						STANDARD					
Tax Group: 4						Tax Dist:					
BUILDING MARKET VALUE						244,912					
TOTAL MARKET OB/XF VALUE						8,974					
TOTAL LAND VALUE - MARKET						75,000					
TOTAL MARKET VALUE						328,886					
SOH/AGL Deduction						98,532					
ASSESSED VALUE						230,354					
TOTAL EXEMPTION VALUE						50,000					
BASE TAXABLE VALUE						180,354					
TOTAL JUST VALUE						328,886					
NCON VALUE						0					
INCOME VALUE											
PREVIOUS YEAR MKT VALUE						291,567					

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1429177	ADDITION	750	08/01/2014
B1428538	CO ISSUED	0	07/22/2014
B1428538	NEW CONSTR	255,923	04/01/2014

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2222/1516	8/28/2018	WD Q	I	I	01	250,000	
GRANTOR: PAVLIK NICHOLAS M & A							
GRANTEE: BACHAND MARK & ANN							
1930/1649	7/29/2014	SW Q	I	I	01	214,900	
GRANTOR: RICHMOND AMERICAN HOM							
GRANTEE: PAVLIK NICHOLAS MAR							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2014] W14 FSP=[YR=2014] N6 W14 S12 E14 N6 \$ S6 W14 N6 W12 S64 E12 FOP=[YR=2014] S3 E7 FGR=[YR=2014] E21 N2 E10 N19 W21 N3 W10 S24 \$ N11 W5 S8 W2 \$ E2 N8 E5 N13 E10 S3 E11 N46 \$.											