LOT 126
IN OR 2006/308
AMELIA CONCOURSE SUB #1

PROBST GARY W & KELLY P
95047 LILAC DRIVE
FERNANDINA BEACH, FL 32034

2023

30-2N-28-0150-0126-0000

NASSAU COUNTY PROPERTY

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	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

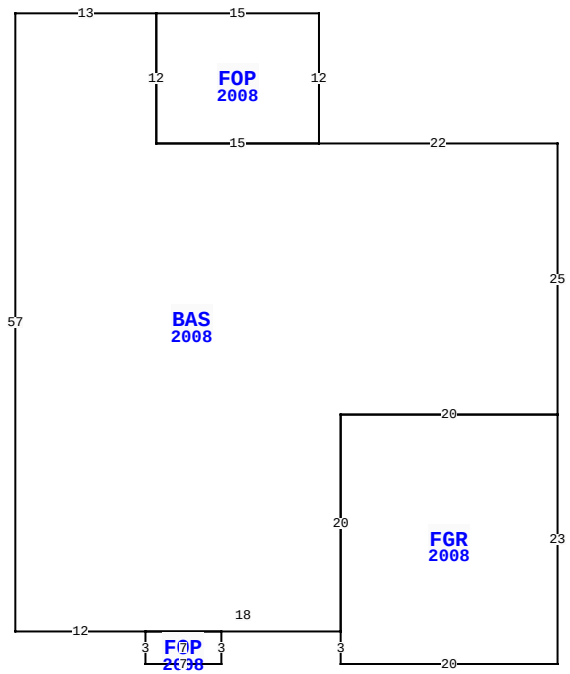
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4067.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,006	100	2,006	192,136
FGR	460	55	253	24,232
FOP	21	30	6	575
FOP	180	30	54	5,172
TOTALS	2,667		2,319	222,116

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,319	114.1161	102.99	238,834	2008	2008	0	0	0	7.00	93.00

1 SINGLE FAM – 100% - 2016 Heated Area: 2006 HX Base Yr 2016



95047 LILAC DR, FERNANDINA BEACH

BLD DATE	03/29/2023	NW	LGL DATE
XF DATE	12/05/2008	RK	LAND DATE
INC DATE			AG DATE

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		222,116
TOTAL MARKET OB/XF VALUE		7,818
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		304,934
SOH/AGL Deduction		113,534
ASSESSED VALUE		191,400
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		141,400
TOTAL JUST VALUE		304,934
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		269,798

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C20683	CO ISSUED	0	04/29/2009
E20193	ELEC OTHER	2,000	11/01/2007
M13471	OTHER	0	11/01/2007
P12823	OTHER	0	11/01/2007
R10805	REPAIR/RRF	15,000	10/01/2007
B20683	NEW CONSTR	163,746	10/01/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2006/0308	9/30/2015	WD	Q	I	01	201,000
GRANTOR: LECHNER JANIS M & ALB						
GRANTEE: PROBST GARY W & KEL						
1745/0734	6/27/2011	WD	U	I	11	150,000
GRANTOR: DECATUR PROPERTIES IN						
GRANTEE: LECHNER JANIS M & A						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2008] W22 FOP=[YR=2008] N12 W15 S12 E15 $ W15 N12 W13 S57 E12 FOP=[YR=2008] S3 E7 N3 W7 $ E18 FGR=[YR=2008] S3 E20 N23 W20 S20 $ N20 E20 N25 $.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2008	2008	3	93	3,255	
2	0811	CONCRETE B	0	100	0	0	698.00	SF	5.20	5.20	100	2008	2008	3	90	3,267	
3	0476	VF 6 SBPL	0	100	0	0	50.00	LF	32.00	32.00	100	2010	2010	3	81	1,296	

LAND DESCRIPTION

TOTAL OB/XF 7,818

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