PT OF TRACT C
IN OR 1009/1218
LIVE OAK PLANTATION PB 4/117

LIPSCOMB DOUGLAS E & MERRY V
94028 SILKVINE LANE
FERNANDINA BEACH, FL 32034

2023

46-3N-28-5102-000C-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01

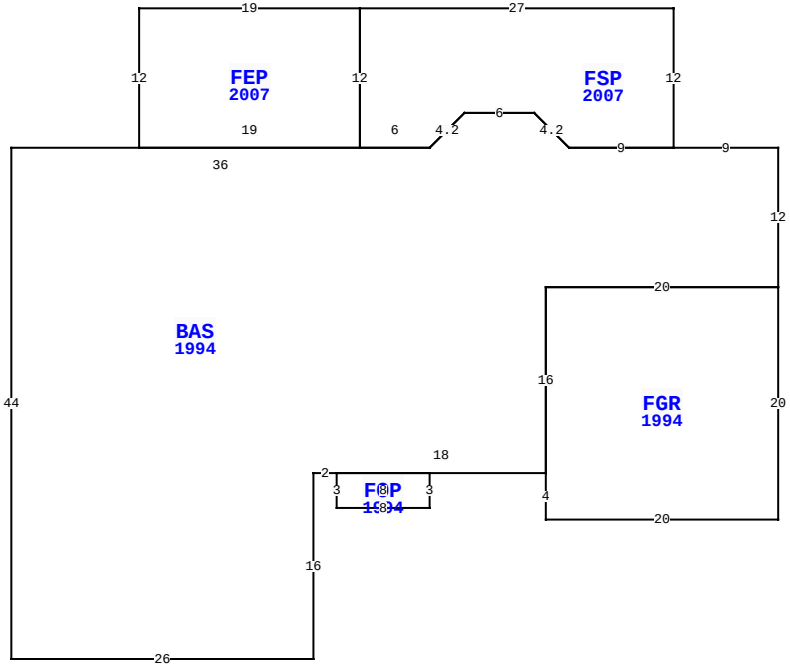
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4020.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,971	100	1,971	172,542
FEP	228	80	182	15,932
FGR	400	55	220	19,259
FOP	24	30	7	613
FSP	297	40	119	10,417
TOTALS	2,920		2,499	218,762

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,499	93.3120	110.81	276,914	1994	1994	0	0	0	21.00	79.00

1 SNGL FAM – 100% - 2002 Heated Area: 1971 HX Base Yr 2002



94028 SILKVINE LN, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/05/2023 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		218,762
TOTAL MARKET OB/XF VALUE		11,438
TOTAL LAND VALUE - MARKET		107,200
TOTAL MARKET VALUE		337,400
SOH/AGL Deduction		122,870
ASSESSED VALUE		214,530
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		164,530
TOTAL JUST VALUE		337,400
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		293,594

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B93-397	NEW CONSTR	69,800	07/01/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1009/1218	9/27/2001	WD	Q	I		178,000
GRANTOR: LAWRIMORE RUSSELL H J						
GRANTEE: LIPSCOMB DOUGLAS &						
0925/0965	3/23/2000	WD	Q	I		172,000
GRANTOR: NITSCHKE DARRYL J & A						
GRANTEE: LAWRIMORE RUSSELL H						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1994] W9 FSP=[YR=2007] N12 W27 FEP=[YR=2007] W19 S12 E19 N12$ S12 E6 R3 U3 E6 D3 R3 E9$ W9 L3 U3 W6 D3 L3 W36 S44 E26 N16 E2 FOP=[YR=1994] S3 E8 N3 W8$ E18 FGR=[YR=1994] S4 E20 N20 W20 S16 $ N16 E20 N12 $.

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	0812	CONCRETE C	0	100	0	0	2,643.00	SF	4.00	4.00	100	1993	1993	3	68	7,189	
2	0810	CONCRETE A	0	100	16	20	320.00	SF	6.50	6.50	100	1993	1993	3	68	1,414	
3	0510	GARAGE WD-	0	100	15	20	300.00	SF	35.00	35.00	100	1998	1998	3	27	2,835	

LAND DESCRIPTION

TOTAL OB/XF 11,438

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	000115	C	SFR ACRES	100		RS-1	0.00	0.00	1.34	AC		1.00	1.00	1.00	80,000.00	80,000.00	107,200							

REVIEW DATE 04/24/2019 BY KWA Total Acres: 1.34 Total Land Value: 107,200 Market: 0 Agricultural: 0 Common: 107,200 PRINTED 08/02/2023 BY SYS