



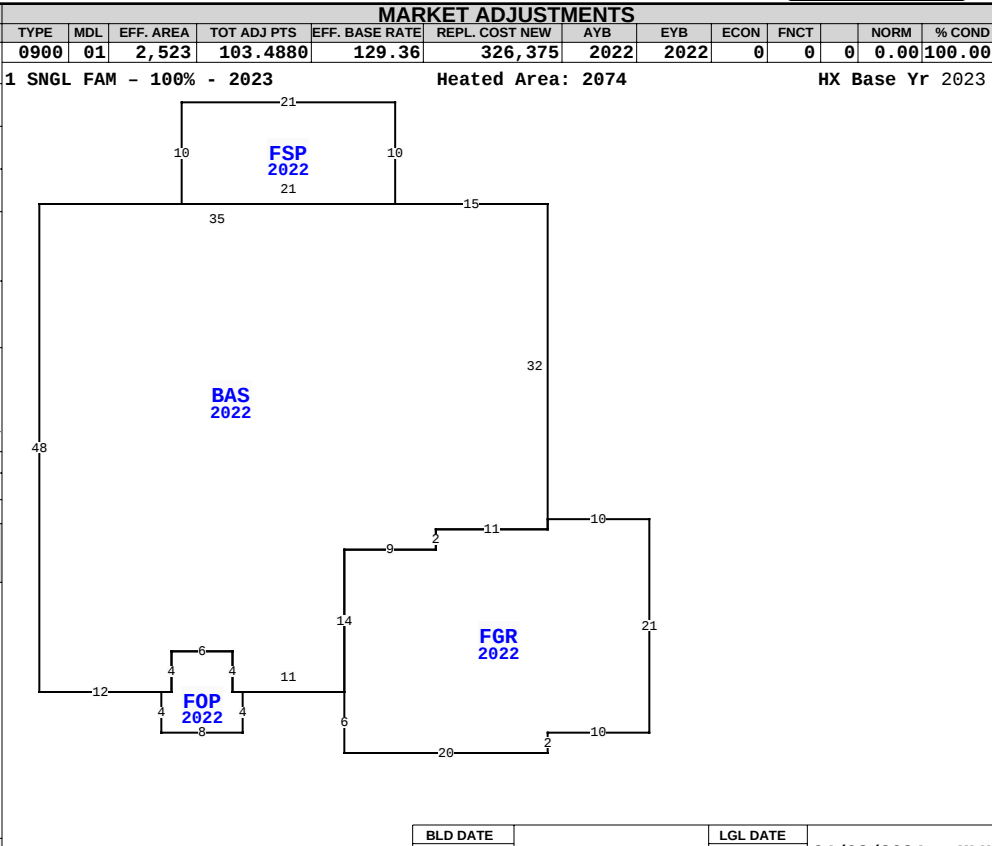
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 60
Interior Floor	13	LVT/LAMMT 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4041.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,074	100	2,074	268,293
FGR	632	55	348	45,017
FOP	56	30	17	2,199
FSP	210	40	84	10,866
TOTALS	2,972		2,523	326,375

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
1	0811	CONCRETE B	0 100	0	0	856.00	SF	5.20	5.20	100	2022	2022	3	100

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
1	000134	C	SFR POND	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00



34059 LAVENDER PARKE DR, FERNANDINA BEACH	BLD DATE		LGL DATE	04/08/2024	MLU
	XF DATE		LAND DATE		
	INC DATE		AG DATE		

NASSAU COUNTY PROPERTY										PAGE 1 of 1	4
VALUATION SUMMARY										STANDARD	
VALUATION BY										Tax Group: 4	
BUILDING MARKET VALUE										326,375	
TOTAL MARKET OB/XF VALUE										4,451	
TOTAL LAND VALUE - MARKET										75,000	
TOTAL MARKET VALUE										405,826	
SOH/AGL Deduction										14,939	
ASSESSED VALUE										390,887	
TOTAL EXEMPTION VALUE										50,000	
BASE TAXABLE VALUE										340,887	
TOTAL JUST VALUE										405,826	
NCON VALUE										0	
INCOME VALUE											
PREVIOUS YEAR MKT VALUE										379,502	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2109162	CO ISSUED	0	05/16/2022
B2109162	NEW CONSTR	310,629	07/14/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2713/125	5/09/2024	WD	Q	I	01	540,000
GRANTOR: KIRSCH DENISE J						
GRANTEE: RICKUS STEPHEN HENR						
2564/1464	5/20/2022	WD	Q	I	01	493,900
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: KIRSCH DENISE J						

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2022] W15 FSP=[YR=2022] N10 W21 S10 E21\$ W35 S48 E12 FOP=[YR=2022] S4 E8 N4 W1 N4 W6 S4 W1\$ E1 N4 E6 S4 E11 FGR=[YR=2022] S6 E20 N2 E10 N21 W10 S1 W11 S2 W9 S14\$ N14 E9 N2 E11 N32\$.									