



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	13	LVT/LAMMT 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	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	1,779	100	1,779	178,561
FGR	449	55	247	24,792
FOP	110	30	33	3,312
FOP	140	30	42	4,215
TOTALS	2,478		2,101	210,882

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0811	CONCRETE B	0	100	0	0	754.00	SF	5.20	5.20	
2	0476	VF 6 SBPL	0	100	0	0	120.00	LF	32.00	32.00	
3	0855	CONC PAVER	0	100	0	0	1,425.00	SF	10.00	10.00	

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

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,101	114.2190	108.51	227,980	2008	2008	0	0	7.50	92.50
1 SINGLE FAM - 100% - 2018 Heated Area: 1779 HX Base Yr 2018											
95071 LAVENDER LN, FERNANDINA BEACH											
BLD DATE 03/29/2023 NW LGL DATE XF DATE 07/08/2008 RK LAND DATE INC DATE AG DATE											

TOTAL OB/XF											
19,946											

NASSAU COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		210,882	
TOTAL MARKET OB/XF VALUE		19,946	
TOTAL LAND VALUE - MARKET		75,000	
TOTAL MARKET VALUE		305,828	
SOH/AGL Deduction		94,653	
ASSESSED VALUE		211,175	
TOTAL EXEMPTION VALUE		55,000	
BASE TAXABLE VALUE		156,175	
TOTAL JUST VALUE		305,828	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		296,615	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C20817	CO ISSUED	0	03/09/2010
E20440	ELEC OTHER	2,000	01/01/2008
M13600	MECH OTHER	0	01/01/2008
P12993	OTHER	0	01/01/2008
R10897	REPAIR/RRF	3,200	12/01/2007
B20817	NEW CONSTR	171,405	12/01/2007

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2119/1040	5/08/2017	WD Q	I	01	
GRANTOR: BROCK BRITTANY S & KE					
GRANTEE: PUGH MICHAEL A & AS					
1670/0431	3/18/2010	WD Q	I	01	
GRANTOR: PROVIDENCE CONSTRUCTI					
GRANTEE: BROCK BRITTANY S &					

BUILDING NOTES					

BUILDING DIMENSIONS					
BAS=[YR=2008] W16 FOP=[YR=2008] N10 W11 S10 E11 \$ W28 S42 FOP=[YR=2008] S5 E24 FGR=[YR=2008] S15 E20 N25 W7 S3 W7 S2 W6 S5 \$ N5 W5 N4 W5 S4 W14 \$ E14 N4 E5 S4 E11 N2 E7 N3 E7 N37 \$.					