

LOT 17
AMELIA CONCOURSE SUB #1
PB 7/183

KITTS LESLY
95057 LAVENDER LN
FERNANDINA BEACH, FL 32034

2024

30-2N-28-0150-0017-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 80
Exterior Wall	16	WD FR STUC 20
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		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
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NEIGHBORHOOD/LOC	4067.00
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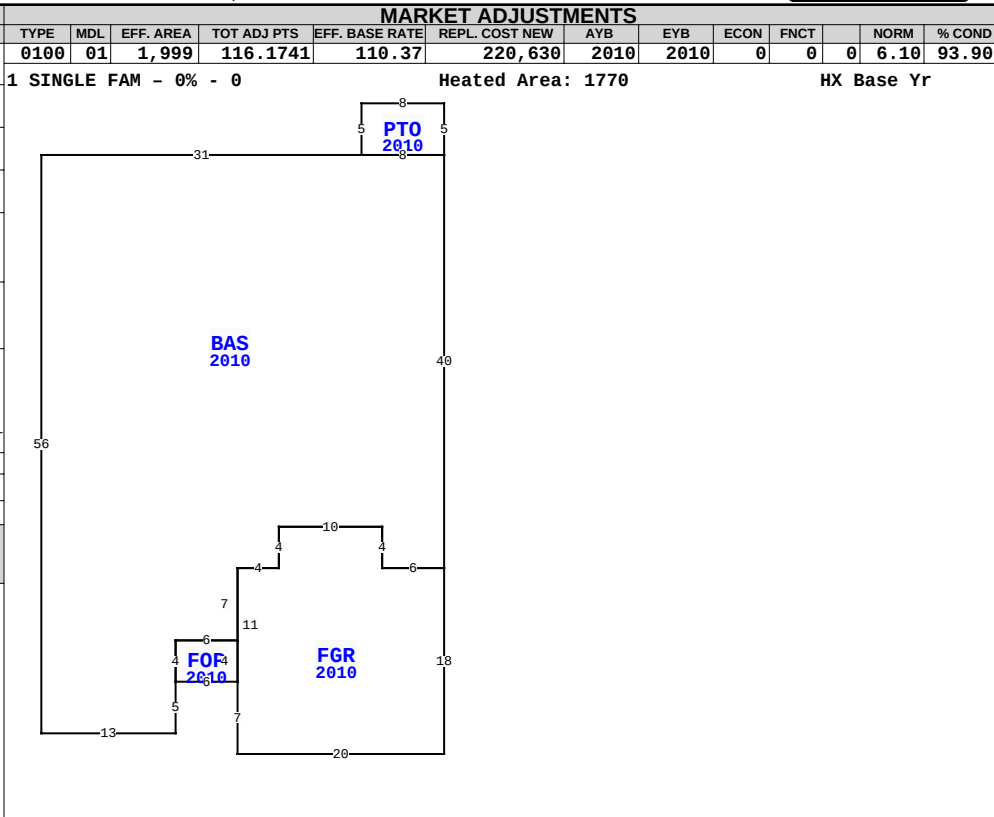
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,770	100	1,770	183,438
FGR	400	55	220	22,800
FOP	24	30	7	726
PTO	40	5	2	208

TOTALS	2,234	1,999	207,172
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0812	CONCRETE C	0	0	0	1,028.00	SF	4.00	4.00
2	0476	VF 6 SBPL	0	0	0	173.00	LF	32.00	32.00
3	0470	VNYL GATE	0	0	0	2.00	UT	300.00	300.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000136	C	SFR INT	0	0003	RSF-2	0.00	0.00	1.00

REVIEW DATE	05/12/2019	BY	KBA
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95057 LAVENDER LN, FERNANDINA BEACH	BLD DATE 03/29/2023 NW	LGL DATE
	XF DATE	LAND DATE
	INC DATE	AG DATE

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	OB/XF MKT VALUE	NOTES
1	0812	CONCRETE C	0	0	0	1,028.00	SF	4.00	4.00	100	2010	2010	3	91	3,742	
2	0476	VF 6 SBPL	0	0	0	173.00	LF	32.00	32.00	100	2013	2013	3	85	4,706	
3	0470	VNYL GATE	0	0	0	2.00	UT	300.00	300.00	100	2013	2013	3	85	510	

TOTAL OB/XF										8,958						
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	UNIT PRICE	ADJ UNIT PRICE
1	000136	C	SFR INT	0	0003	RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00

Total Acres: 0.00	Total Land Value: 75,000	Market: 0	Agricultural: 0
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NASSAU COUNTY PROPERTY				PAGE 1 of 1	4
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE				207,172	
TOTAL MARKET OB/XF VALUE				8,958	
TOTAL LAND VALUE - MARKET				75,000	
TOTAL MARKET VALUE				291,130	
SOH/AGL Deduction				30,928	
ASSESSED VALUE				260,202	
TOTAL EXEMPTION VALUE				0	
BASE TAXABLE VALUE				260,202	
TOTAL JUST VALUE				291,130	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				281,979	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C24030	CO ISSUED	0	01/03/2011
M15753	H/AC	0	11/01/2010
E23010	NEW CONSTR	0	10/01/2010
B24030	NEW CONSTR	191,450	10/01/2010
P14488	NEW CONSTR	0	10/01/2010

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2392/1776	9/10/2020	WD	Q	I	01	254,500
GRANTOR: PHILLIPS KATRINA R						
GRANTEE: KITTS LESLY						
2010/1083	9/28/2015	QC	U	I	11	100
GRANTOR: PHILLIPS JOHN L & KAT						
GRANTEE: PHILLIPS KATRINA R						

BUILDING NOTES						
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BUILDING DIMENSIONS						
PTO=[YR=2010] W8 S5 BAS=[YR=2010] W31 S56 E13 N5						
FOP=[YR=2010] E6 FGR=[YR=2010] S7 E20 N18 W6 N4 W10 S4 W4						
S11 \$ N4 W6 S4 \$ N4 E6 N7 E4 N4 E10 S4 E6 N40 W8 \$ E8 N5 \$.						