LOT 19
IN OR 1736/1850
AMELIA CONCOURSE SUB #1

CASTELLANI RICHARD & JILL
95029 LAVENDER LANE
FERNANDINA BEACH, FL 32034

2024

30-2N-28-0150-0019-0000

BUILDING CHARACTERISTICS

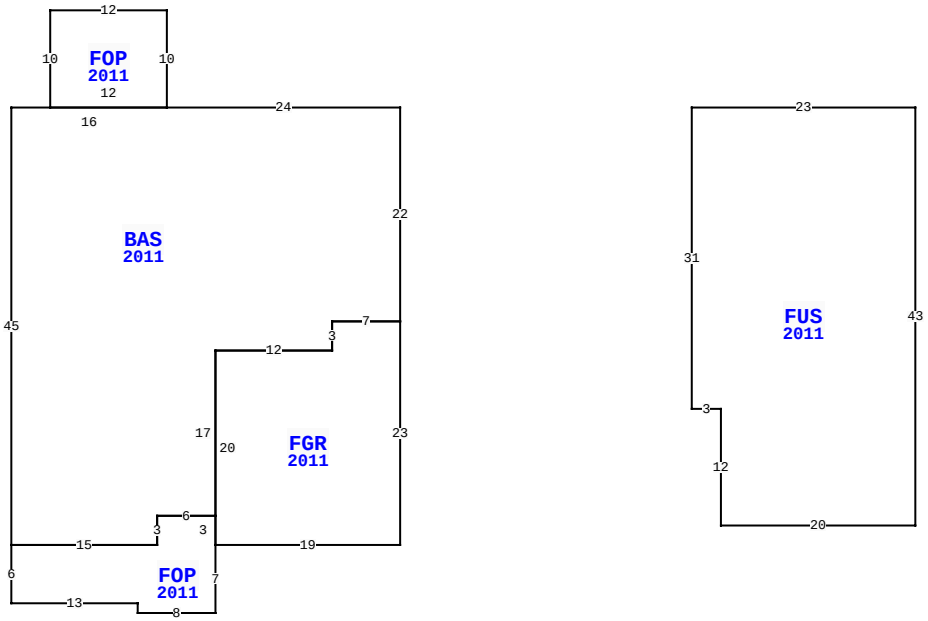
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 80
Exterior Wall	16	WD FR STUC 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	1,381	100	1,381	139,701
FGR	401	55	221	22,356
FOP	120	30	36	3,642
FOP	152	30	46	4,653
FUS	953	100	953	96,404
TOTALS	3,007		2,637	266,756

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,637	112.7952	107.16	282,581	2011	2011	0	0	0	5.60	94.40

1 SINGLE FAM – 0% - 0 Heated Area: 2334 HX Base Yr



BLD DATE	03/29/2023	NW	LGL DATE
XF DATE			LAND DATE
INC DATE			AG DATE

95029 LAVENDER LN, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	266,756
TOTAL MARKET OB/XF VALUE	9,583
TOTAL LAND VALUE - MARKET	75,000
TOTAL MARKET VALUE	351,339
SOH/AGL Deduction	34,486
ASSESSED VALUE	316,853
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	316,853
TOTAL JUST VALUE	351,339
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	338,569

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C24213	CO ISSUED	0	03/25/2011
M15891	H/AC	0	01/01/2011
E23150	NEW CONSTR	0	12/01/2010
P14572	NEW CONSTR	0	12/01/2010

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1736/1850	4/25/2011	WD	Q	I	01	189,000
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: CASTELLANI RICHARD						
1698/1291	10/18/2010	WD	U	V	30	294,000
GRANTOR: JS AMELIA CONCOURSE P						
GRANTEE: D R HORTON INC-JACK						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2011] W24 FOP=[YR=2011] N10 W12 S10 E12 $ W16 S45 FOP=[YR=2011] S6 E13 S1 E8 N7 FGR=[YR=2011] E19 N23 W7 S3 W12 S20 $ N3 W6 S3 W15 $ E15 N3 E6 N17 E12 N3 E7 N22 $ PTR= E30 FUS=[YR=2011] E23 S43 W20 N12 W3 N31 $ W30 $.

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	0810	CONCRETE A	0	0	0	0	779.00	SF	6.50	6.50	100	2011	2011	3	92	4,658	
2	0476	VF 6 SBPL	0	0	0	0	190.00	LF	32.00	32.00	100	2011	2011	3	81	4,925	

LAND DESCRIPTION

TOTAL OB/XF 9,583

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	0		RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000							

REVIEW DATE 05/07/2024 BY NWA Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/06/2024 BY SYS