LOT 116
AMELIA CONCOURSE SUB #1
PB 7/183

MAGALSKI PAUL HARRY
95034 LILAC DR
FERNANDINA BEACH, FL 32034

2024

30-2N-28-0150-0116-0000

BUILDING CHARACTERISTICS

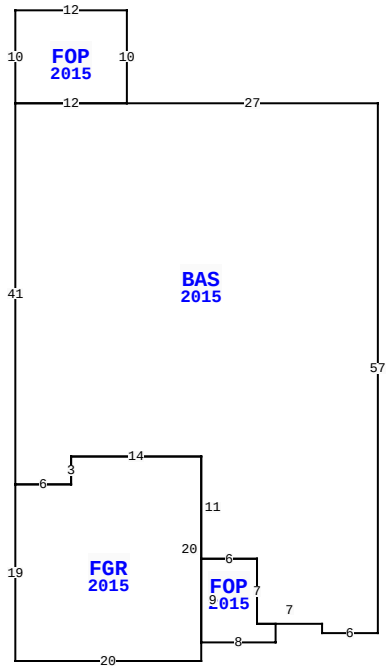
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	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	1,806	100	1,806	192,352
FGR	422	55	232	24,710
FOP	58	30	17	1,810
FOP	120	30	36	3,834
TOTALS	2,406		2,091	222,707

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,091	116.1741	110.37	230,784	2015	2015	0	0	0	3.50	96.50

1 SINGLE FAM – 100% - 2020 Heated Area: 1806 HX Base Yr 2020



95034 LILAC DR, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		222,707
TOTAL MARKET OB/XF VALUE		5,734
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		303,441
SOH/AGL Deduction		92,747
ASSESSED VALUE		210,694
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		160,694
TOTAL JUST VALUE		303,441
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		293,461

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1529827	CO ISSUED	0	05/04/2015
B1529827	NEW CONSTR	221,032	01/01/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2705/1113	4/12/2024	WD	Q	I	02	383,000
GRANTOR: CORBITT DANIEL S						
GRANTEE: MAGALSKI PAUL HARRY						
2272/0662	4/24/2019	WD	Q	I	01	253,000
GRANTOR: RANKIN ROBERT C JR &						
GRANTEE: CORBITT DANIEL SCOT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2015] W27 FOP=[YR=2015] N10 W12 S10 E12 $ W12 S41
FGR=[YR=2015] S19 E20 N2 FOP=[YR=2015] E8 N2 W2 N7 W6 S9 $
N20 W14 S3 W6 $ E6 N3 E14 S11 E6 S7 E7 S1 E6 N57 $.

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	0811	CONCRETE B	0	100	0	0	642.00	SF	5.20	5.20	100	2015	2015	3	95	3,171	
2	0476	VF 6 SBPL	0	100	0	0	90.00	LF	32.00	32.00	100	2015	2015	3	89	2,563	

LAND DESCRIPTION

TOTAL OB/XF 5,734

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	100		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 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/06/2024 BY SYS