

LOT 117
IN OR 1922/153
AMELIA CONCOURSE SUB #1

STIERHEIM DEBORAH & BRADY
95048 LILAC DR
FERNANDINA BEACH, FL 32034

2024

30-2N-28-0150-0117-0000

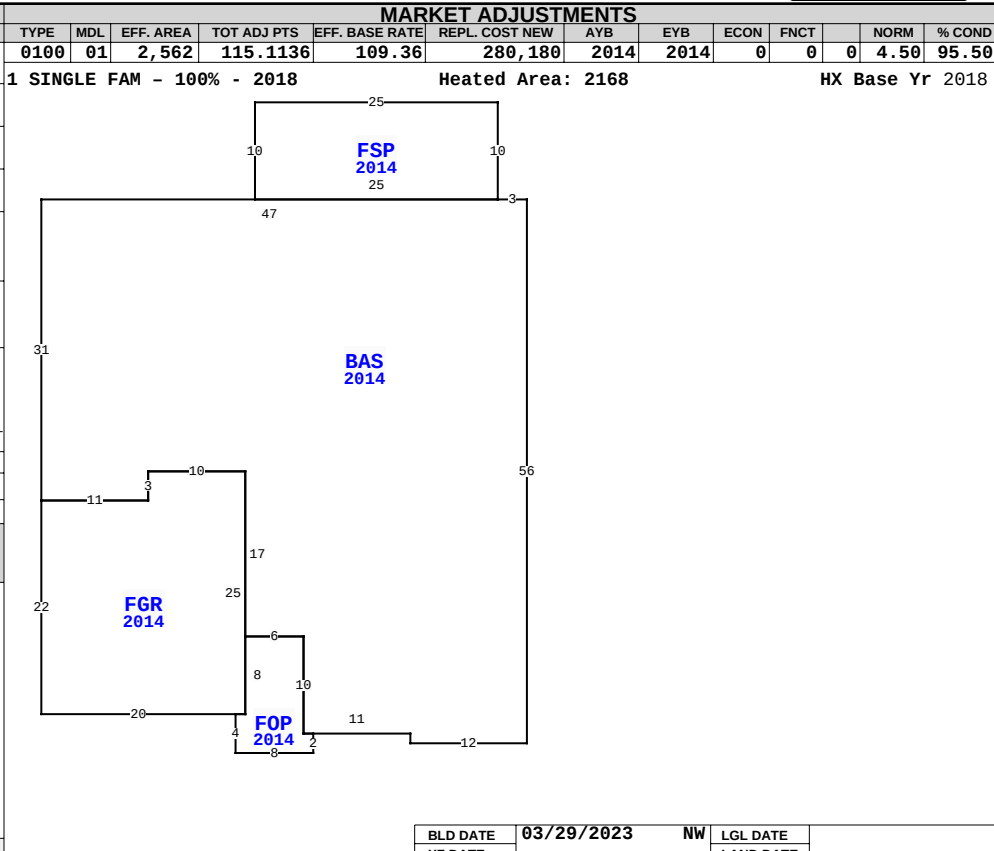


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
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	2,168	100	2,168	226,423
FGR	492	55	271	28,303
FOP	78	30	23	2,402
FSP	250	40	100	10,444
TOTALS	2,988		2,562	267,572

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	718.00	SF	5.20	5.20	
2	0476	VF 6 SBPL	0	100	0	0	60.00	LF	32.00	32.00	



95048 LILAC DR, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		267,572	
TOTAL MARKET OB/XF VALUE		5,313	
TOTAL LAND VALUE - MARKET		75,000	
TOTAL MARKET VALUE		347,885	
SOH/AGL Deduction		104,573	
ASSESSED VALUE		243,312	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		193,312	
TOTAL JUST VALUE		347,885	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		335,871	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1428291	CO ISSUED	0	05/14/2014
B1428291	NEW CONSTR	267,367	02/01/2014

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1922/0153	5/29/2014	SW	Q	I	01	238,400	
GRANTOR: RICHMOND AMERICAN HOM							
GRANTEE: STIERHEIM DEBORAH &							
1898/0656	1/15/2014	SW	U	V	30	42,400	
GRANTOR: JS AMELIA CONCOURSE P							
GRANTEE: RICHMOND AMERICAN H							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2014] W3 FSP=[YR=2014] N10 W25 S10 E25 \$ W47 S31 FGR=[YR=2014] S22 E20 FOP=[YR=2014] S4 E8 N2 W1 N10 W6 S8 W1 \$ E1 N25 W10 S3 W11 \$ E11 N3 E10 S17 E6 S10 E11 S1 E12 N56 \$.									

LAND DESCRIPTION										TOTAL OB/XF										5,313									
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	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												