LOT 120
AMELIA CONCOURSE SUB #1
PB 7/183

BARROW RUDOLPH CARLISLE
95090 LILAC DRIVE
FERNANDINA BEACH, FL 32034

2024

30-2N-28-0150-0120-0000

BUILDING CHARACTERISTICS

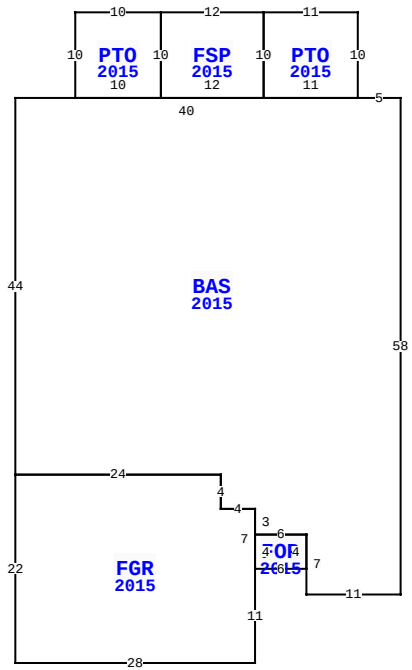
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	2,192	100	2,192	226,912
FGR	600	55	330	34,161
FOP	24	30	7	725
FSP	120	40	48	4,969
PTO	100	5	5	517
PTO	110	5	6	621
TOTALS	3,146		2,588	267,906

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,588	113.0976	107.44	278,055	2015	2015	0	0	0	3.65	96.35

1 SINGLE FAM – 100% - 2024 Heated Area: 2192 HX Base Yr 2024



95090 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		267,906
TOTAL MARKET OB/XF VALUE		10,484
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		353,390
SOH/AGL Deduction		0
ASSESSED VALUE		353,390
TOTAL EXEMPTION VALUE	HX HB WR	55,000
BASE TAXABLE VALUE		298,390
TOTAL JUST VALUE		353,390
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		341,436

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1530222	CO ISSUED	0	07/23/2015
B1530222	NEW CONSTR	278,704	04/01/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2369/0059	6/15/2020	WD	Q	I	01	279,900
GRANTOR: GARRETT BRENT L & ANN						
GRANTEE: BARROW RUDOLPH CARL						
2198/1850	5/24/2018	WD	Q	I	02	265,000
GRANTOR: VIERA GILBERTO P & NA						
GRANTEE: GARRETT BRENT L & A						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2015] W5 PTO=[YR=2015] N10 W11 FSP=[YR=2015] W12 PTO=[YR=2015] W10 S10 E10 N10$ S10 E12 N10$ S10 E11$ W40 S44 FGR=[YR=2015] S22 E28 N11 FOP=[YR=2015] E6 N4 W6 S4$ N7 W4 N4 W24$ E24 S4 E4 S3 E6 S7 E11 N58$.

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	100	11	3	33.00	SF	6.50	6.50	100	2015	2015	3	95	204	
2	0811	CONCRETE B	0	100	0	0	678.00	SF	5.20	5.20	100	2015	2015	3	95	3,349	
3	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2015	2015	3	89	267	
4	0476	VF 6 SBPL	0	100	0	0	234.00	LF	32.00	32.00	100	2015	2015	3	89	6,664	

LAND DESCRIPTION

TOTAL OB/XF 10,484

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