LOT 121
AMELIA CONCOURSE SUB #1
PB 7/183

JAPZON MATTHEW C & JESSICA M
5092 BAUER DR
KAILUA, HI 96734

**2024**

**30-2N-28-0150-0121-0000**

## BUILDING CHARACTERISTICS

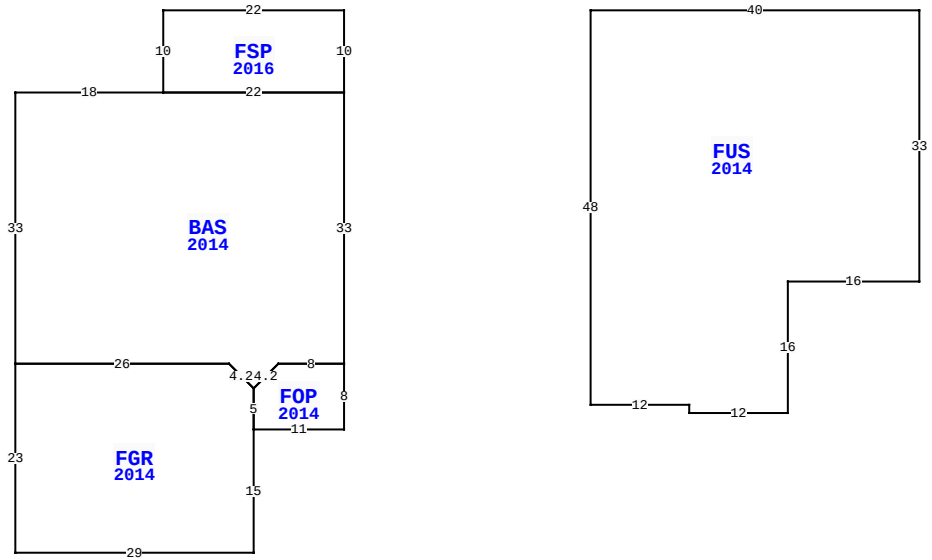
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 05 | AVERAGE 70 |
| Exterior Wall | 16 | WD FR STUC 30 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 11 | CLAY TILE 50 |
| Interior Floo | 12 | HARDWOOD 50 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 5 100 |
| Bathrooms | | 3.5 100 |
| 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 | 1,329 | 100 | 1,329 | 135,486 |
| FGR | 663 | 55 | 365 | 37,210 |
| FOP | 84 | 30 | 25 | 2,549 |
| FSP | 220 | 40 | 88 | 8,972 |
| FUS | 1,692 | 100 | 1,692 | 172,493 |
| TOTALS | 3,988 | | 3,499 | 356,710 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 3,499 | 111.9594 | 106.36 | 372,154 | 2014 | 2014 | 0 | 0 | 0 | 4.15 | 95.85 |

1 SINGLE FAM – 100% - 2022 Heated Area: 3021 HX Base Yr 2022




95100 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 | | 356,710 |
| TOTAL MARKET OB/XF VALUE | | 5,854 |
| TOTAL LAND VALUE - MARKET | | 75,000 |
| TOTAL MARKET VALUE | | 437,564 |
| SOH/AGL Deduction | | 37,829 |
| ASSESSED VALUE | | 399,735 |
| TOTAL EXEMPTION VALUE | HX HB | 50,000 |
| BASE TAXABLE VALUE | | 349,735 |
| TOTAL JUST VALUE | | 437,564 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 421,489 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| B1327782 | CO ISSUED | 0 | 01/31/2014 |
| B1327782 | NEW CONSTR | 357,444 | 09/01/2013 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2482/0235 | 7/20/2021 | WD | Q | I | 01 | 410,000 |
| GRANTOR: MAXWELL MATTHEW & ANG | | | | | | |
| GRANTEE: JAPZON MATTHEW C & | | | | | | |
| 2150/0782 | 9/29/2017 | WD | Q | I | 01 | 305,000 |
| GRANTOR: TATE RENEE & KENNETH | | | | | | |
| GRANTEE: MAXWELL MATTHEW & A | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

FSP=[YR=2016] W22 S10 BAS=[YR=2014] W18 S33 FGR=[YR=2014] S23 E29 N15 FOP=[YR=2014] E11 N8 W8 D3 L3 S5 $ N5 U3 L3 W26 $ E26 D3 R3 U3 R3 E8 N33 W22 $ E22 N10 $ PTR= E30FUS=[YR=2014] E40 S33 W16 S16 W12 N1 W12 N48 $ 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 | 0811 | CONCRETE B | 0 | 100 | 0 | 0 | 1,185.00 | SF | 5.20 | 5.20 | 100 | 2014 | 2014 | 3 | 95 | 5,854 | |

## LAND DESCRIPTION

TOTAL OB/XF 5,854

| 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