PT OF TRACT C
IN OR 1009/1218
LIVE OAK PLANTATION PB 4/117

LIPSCOMB DOUGLAS E & MERRY V
94028 SILKVINE LANE
FERNANDINA BEACH, FL 32034

**2024**

**46-3N-28-5102-000C-0020**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 20 | FACE BRICK 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 100 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 2 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 04 | Quality Level 04 |

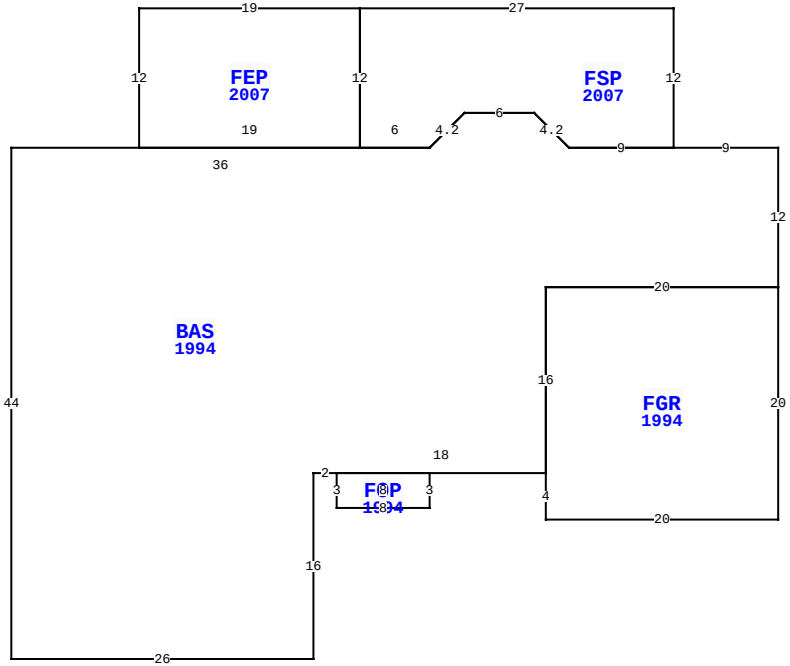
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4020.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 1,971 | 100 | 1,971 | 209,877 |
| FEP | 228 | 80 | 182 | 19,380 |
| FGR | 400 | 55 | 220 | 23,426 |
| FOP | 24 | 30 | 7 | 746 |
| FSP | 297 | 40 | 119 | 12,672 |
| TOTALS | 2,920 | | 2,499 | 266,100 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0900 | 01 | 2,499 | 108.8640 | 136.08 | 340,064 | 1994 | 1994 | 0 | 0 | 0 | 21.75 | 78.25 |

1 SNGL FAM – 100% - 2002 Heated Area: 1971 HX Base Yr 2002




94028 SILKVINE LN, FERNANDINA BEACH

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 06/05/2023 MLU |
| INC DATE | | AG DATE | |

## VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 4 | Tax Dist: | |
| BUILDING MARKET VALUE | | 266,100 |
| TOTAL MARKET OB/XF VALUE | | 11,081 |
| TOTAL LAND VALUE - MARKET | | 107,200 |
| TOTAL MARKET VALUE | | 384,381 |
| SOH/AGL Deduction | | 163,415 |
| ASSESSED VALUE | | 220,966 |
| TOTAL EXEMPTION VALUE | HX HB | 50,000 |
| BASE TAXABLE VALUE | | 170,966 |
| TOTAL JUST VALUE | | 384,381 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 337,400 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| B93-397 | NEW CONSTR | 69,800 | 07/01/1993 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1009/1218 | 9/27/2001 | WD | Q | I | | 178,000 |
| GRANTOR: LAWRIMORE RUSSELL H J | | | | | | |
| GRANTEE: LIPSCOMB DOUGLAS & | | | | | | |
| 0925/0965 | 3/23/2000 | WD | Q | I | | 172,000 |
| GRANTOR: NITSCHKE DARRYL J & A | | | | | | |
| GRANTEE: LAWRIMORE RUSSELL H | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=1994] W9 FSP=[YR=2007] N12 W27 FEP=[YR=2007] W19 S12 E19 N12$ S12 E6 R3 U3 E6 D3 R3 E9$ W9 L3 U3 W6 D3 L3 W36 S44 E26 N16 E2 FOP=[YR=1994] S3 E8 N3 W8$ E18 FGR=[YR=1994] S4 E20 N20 W20 S16 $ N16 E20 N12 $ .

## 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 | 0812 | CONCRETE C | 0 | 100 | 0 | 0 | 2,643.00 | SF | 4.00 | 4.00 | 100 | 1993 | 1993 | 3 | 66 | 6,978 | |
| 2 | 0810 | CONCRETE A | 0 | 100 | 16 | 20 | 320.00 | SF | 6.50 | 6.50 | 100 | 1993 | 1993 | 3 | 66 | 1,373 | |
| 3 | 0510 | GARAGE WD- | 0 | 100 | 15 | 20 | 300.00 | SF | 35.00 | 35.00 | 100 | 1998 | 1998 | 3 | 26 | 2,730 | |

## LAND DESCRIPTION

TOTAL OB/XF 11,081

| 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 | 000115 | C | SFR ACRES | 100 | | RSF-1 | 0.00 | 0.00 | 1.34 | AC | | 1.00 | 1.00 | 1.00 | 80,000.00 | 80,000.00 | 107,200 | | | | | | | |

REVIEW DATE 04/24/2019 BY KWA Total Acres: 1.34 Total Land Value: 107,200 Market: 0 Agricultural: 0 Common: 107,200 PRINTED 08/06/2024 BY SYS