LOT 6
IN OR 1926/974
AMELIA CONCOURSE SUB #1

MORGAN SUZANNE S
95014 LAVENDER LN
FERNANDINA BEACH, FL 32034

2025

30-2N-28-0150-0006-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

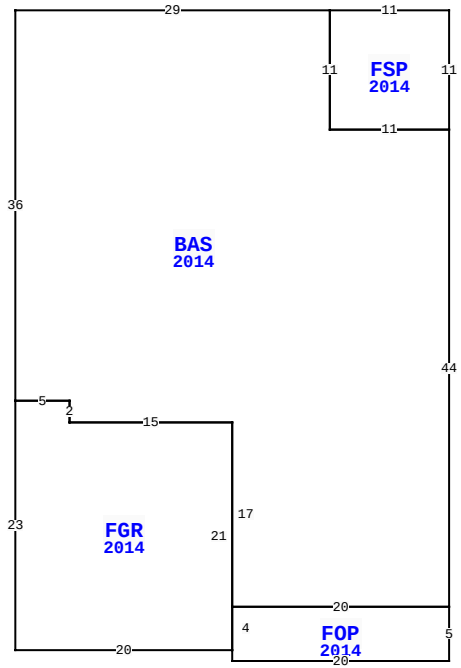
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	4067.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,729	100	2014	1,729	191,518
FGR	430	55	2014	236	26,141
FOP	100	30	2014	30	3,323
FSP	121	40	2014	48	5,317
TOTALS	2,380			2,043	226,299

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,043	116.1741	116.17	237,335	2014	2014	0	0	0	4.65	95.35

1 SINGLE FAM – 100% - 2015 Heated Area: 1729 HX Base Yr 2015



95014 LAVENDER LN, FERNANDINA BEACH

BLD DATE	03/29/2023 NW	LGL DATE	
XF DATE		LAND DATE	04/23/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		226,299
TOTAL MARKET OB/XF VALUE		6,086
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		317,385
SOH/AGL Deduction		114,847
ASSESSED VALUE		202,538
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		151,816
TOTAL JUST VALUE		317,385
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		297,278

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1428277	CO ISSUED	0	05/14/2014
B1428277	NEW CONSTR	210,736	02/01/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1926/0974	7/07/2014	WD	Q	I	02	189,300
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: MORGAN SUZANNE S						
1892/0493	11/25/2013	SW	U	V	30	238,000
GRANTOR: JS AMELIA CONCOURSE P						
GRANTEE: D R HORTON INC-JACK						

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=2014] W11 BAS=[YR=2014] W29 S36 FGR=[YR=2014] S23 E20 FOP=[YR=2014] S1 E20 N5 W20 S4 $ N21 W15 N2 W5 $ E5 S2 E15 S17 E20 N44 W11 N11 $ S11 E11 N11 $.

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	0	0	996.00	SF	6.50	6.50	100	2014	2014	3	94	6,086	

LAND DESCRIPTION

TOTAL OB/XF 6,086

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	000100	C	RES	100		RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	85,000.00	85,000.00	85,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS