LOT 8
IN OR 2037/746
ESMT PT OR 1752/857

SAHA GOPAL & UMA
4331 ROSCOMMON WAY
DUBLIN, CA 94568

2025

30-2N-28-0150-0008-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

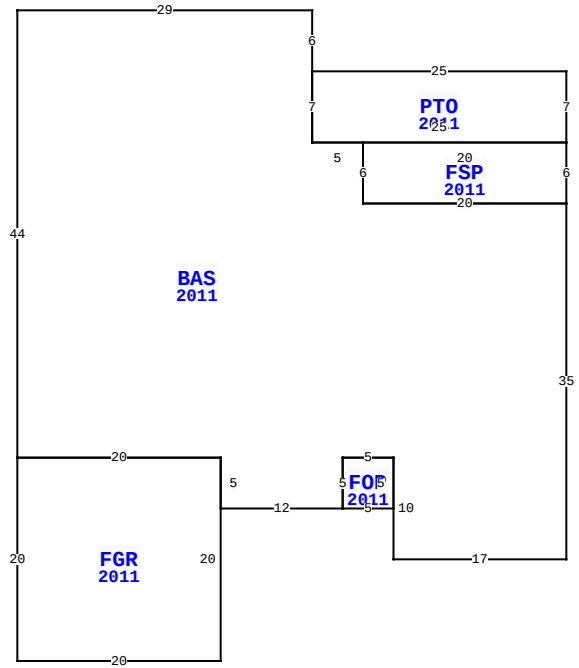
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 80
Exterior Wall	16	WD FR STUC 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,161	100	2011	2,161	231,570
FGR	400	55	2011	220	23,575
FOP	25	30	2011	8	857
FSP	120	40	2011	48	5,144
PTO	175	5	2011	9	964
TOTALS	2,881			2,446	262,111

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,446	114.1161	114.12	279,138	2011	2011	0	0	0	6.10	93.90

1 SINGLE FAM – 0% - 0 Heated Area: 2161 HX Base Yr



95042 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	262,111
TOTAL MARKET OB/XF VALUE	9,454
TOTAL LAND VALUE - MARKET	85,000
TOTAL MARKET VALUE	356,565
SOH/AGL Deduction	24,298
ASSESSED VALUE	332,267
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	332,267
TOTAL JUST VALUE	356,565
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	334,962

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B25358	SCRN ENCLSR	2,320	12/01/2011
C24889	CO ISSUED	0	10/20/2011
E23747	NEW CONSTR	0	08/01/2011
P14878	NEW CONSTR	0	07/01/2011
B24889	NEW CONSTR	232,179	07/01/2011

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2037/0746	3/30/2016	WD	Q	I	01	195,000
GRANTOR: PALMER JENNFIER & CHR						
GRANTEE: SAHA GOPAL & UMA						
1763/1465	10/28/2011	WD	Q	I	01	183,500
GRANTOR: D R HORTON INC						
GRANTEE: PALMER JENNIFER F &						

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=2011] W25 BAS=[YR=2011] N6 W29 S44 FGR=[YR=2011] S20 E20 N20 W20 $ E20 S5 E12 FOP=[YR=2011] E5 N5 W5 S5 $ N5 E5 S10 E17 N35 FSP=[YR=2011] N6 W20 S6 E20 $ W20 N6 W5 N7 $ S7 E25 N7 $.

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	0	0	0	712.00	SF	5.20	5.20	100	2011	2011	3	91	3,369	
2	0470	VNYL GATE	0	0	0	0	2.00	UT	300.00	300.00	100	2012	2012	3	81	486	
3	0476	VF 6 SBPL	0	0	0	0	216.00	LF	32.00	32.00	100	2012	2012	3	81	5,599	

LAND DESCRIPTION

TOTAL OB/XF 9,454

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	0		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