LOT 11
IN OR 1785/117
AMELIA CONCOURSE SUB #1

ONDRUSEK CORY M & BRANDIE
95086 LAVENDER LANE
FERNANDINA BEACH, FL 32034

2025

30-2N-28-0150-0011-0000

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		5 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

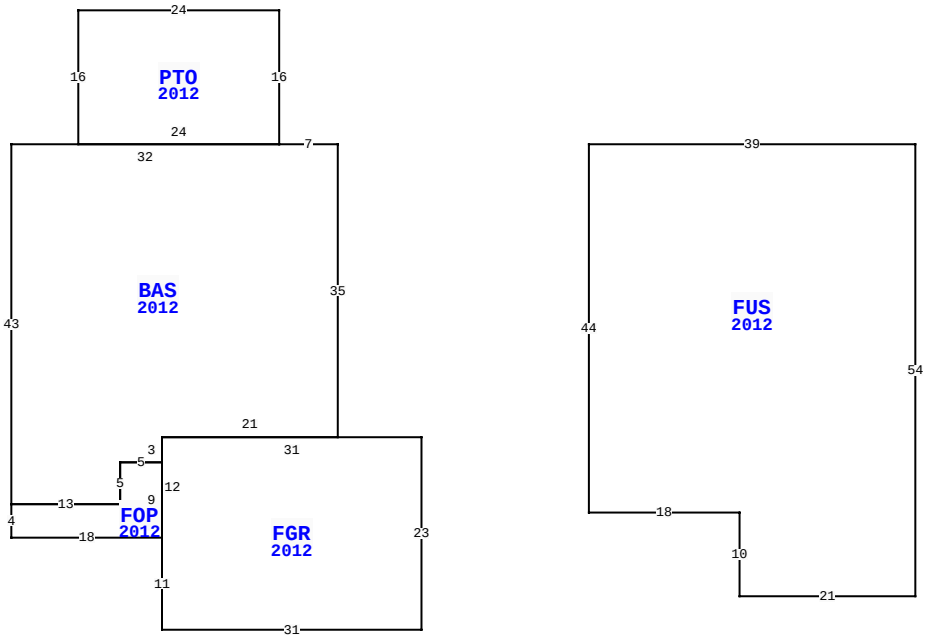
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4067.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,484	100	2012	1,484	146,736
FGR	713	55	2012	392	38,761
FOP	97	30	2012	29	2,867
FUS	1,926	100	2012	1,926	190,441
PTO	384	5	2012	19	1,879
TOTALS	4,604			3,850	380,683

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,850	104.8005	104.80	403,480	2012	2012	0	0	0	5.65	94.35

1 SINGLE FAM – 100% - 2024 Heated Area: 3410 HX Base Yr



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

95086 LAVENDER LN, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		380,683
TOTAL MARKET OB/XF VALUE		7,069
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		472,752
SOH/AGL Deduction		14,114
ASSESSED VALUE		458,638
TOTAL EXEMPTION VALUE	13	458,638
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		472,752
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		445,712

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C25345	CO ISSUED	0	03/14/2012
M16797	H/AC	0	01/01/2012
E24182	NEW CONSTR	0	12/01/2011
B25345	NEW S/F/R	376,028	11/01/2011
P15270	NEW CONSTR	0	11/01/2011

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1785/0117	3/20/2012	WD	Q	I	02	228,200
GRANTOR: D R HORTON INC-JACSON						
GRANTEE: ONDRUSEK CORY MICHA						
1770/1104	12/16/2011	WD	U	I	11	100
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: DRH ENERGY INC						

BUILDING NOTES

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	1,921.00	SF	4.00	4.00	100	2012	2012	3	92	7,069	

BUILDING DIMENSIONS

BAS=[YR=2012] W7 PTO=[YR=2012] N16 W24 S16 E24 $ W32 S43 FOP=[YR=2012] S4 E18 FGR=[YR=2012] S11 E31 N23 W31 S12 $ N9 W5 S5 W13 $ E13 N5 E5 N3 E21 N35 $ PTR= E30 FUS=[YR=2012] E39 S54 W21 N10 W18 N44 $ W30 $.

LAND DESCRIPTION

TOTAL OB/XF 7,069

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