LOT 14
IN OR 2228/917
EX MINERAL RIGHTS PT 1826/1193

PEARCE DANIEL M & CARLY/PEARCE JOSEPH
95099 LAVENDER LN
FERNANDINA BEACH, FL 32034

2025

30-2N-28-0150-0014-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

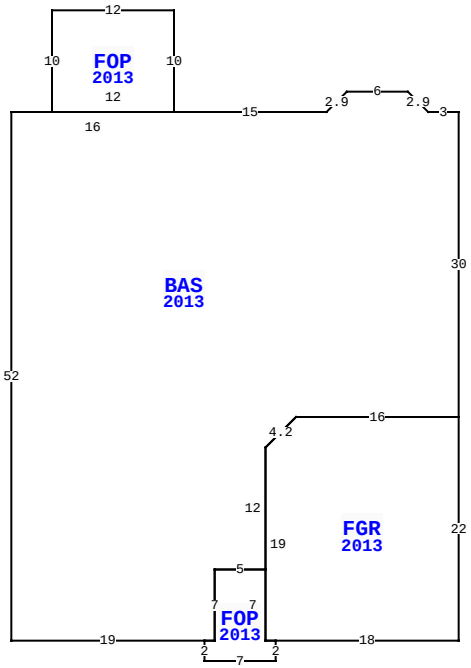
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	1,856	100	2013	1,856	213,926
FGR	414	55	2013	228	26,280
FOP	49	30	2013	15	1,729
FOP	120	30	2013	36	4,150
TOTALS	2,439			2,135	246,084

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,135	121.5249	121.52	259,445	2013	2013	0	0	0	5.15	94.85

1 SINGLE FAM – 100% - 2022 Heated Area: 1856 HX Base Yr 2022



95099 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		246,084
TOTAL MARKET OB/XF VALUE		3,027
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		334,111
SOH/AGL Deduction		39,312
ASSESSED VALUE		294,799
TOTAL EXEMPTION VALUE	HX HB VX	55,722
BASE TAXABLE VALUE		239,077
TOTAL JUST VALUE		334,111
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		313,084

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E2004621	SOLAR PANELS	19,824	07/01/2020
B1327018	CO ISSUED	0	08/08/2013
B1327018	NEW CONSTR	0	03/01/2013
P1316477	NEW CONSTR	0	03/01/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2228/0917	9/28/2018	WD	Q	I	01	245,000
GRANTOR: PHILLIPS MARTIN A & C						
GRANTEE: PEARCE DANIEL M & C						
1981/0865	5/22/2015	WD	Q	I	01	208,000
GRANTOR: THORNTON MATTHEW & KA						
GRANTEE: PHILLIPS MARTIN A &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2013] W3 U2 L2 W6 D2 L2 W15 FOP=[YR=2013] N10 W12 S10 E12 $ W16 S52 E19 FOP=[YR=2013] S2 E7 N2 FGR=[YR=2013] E18 N22 W16 D3 L3 S19 E1 $ W1 N7 W5 S7 W1 $ E1 N7 E5 N12 U3 R3 E16 N30 $.

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	626.00	SF	5.20	5.20	100	2013	2013	3	93	3,027	

LAND DESCRIPTION

TOTAL OB/XF 3,027

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