LOT 15
IN OR 1868/127
AMELIA CONCOURSE SUB #1

ESTES JEREMY DAVID & MISTILYN ANN
95085 LAVENDER LN
FERNANDINA BEACH, FL 32034

2025

30-2N-28-0150-0015-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
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

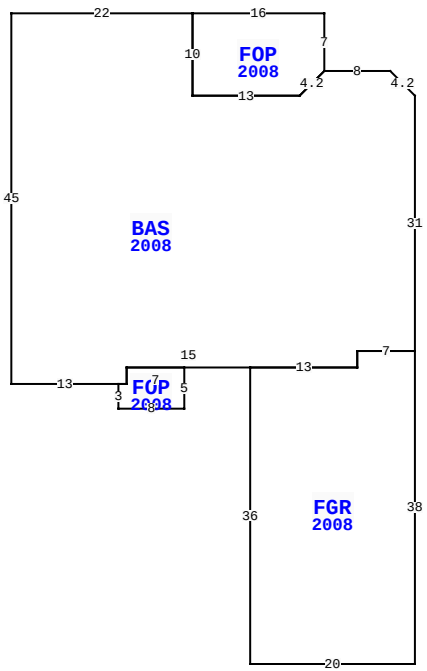
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4067.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,884	100	2008	1,884	199,588
FGR	734	55	2008	404	42,799
FOP	38	30	2008	11	1,166
FOP	156	30	2008	47	4,979
TOTALS	2,812			2,346	248,531

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,346	115.1451	115.15	270,142	2008	2008	0	0	0	8.00	92.00

1 SINGLE FAM – 100% - 2014 Heated Area: 1884 HX Base Yr 2014



95085 LAVENDER LN, FERNANDINA BEACH

BLD DATE	03/29/2023 NW	LGL DATE	
XF DATE	12/05/2008 RK	LAND DATE	04/23/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		248,531
TOTAL MARKET OB/XF VALUE		4,840
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		338,371
SOH/AGL Deduction		133,701
ASSESSED VALUE		204,670
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		153,948
TOTAL JUST VALUE		338,371
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		317,277

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C20816	CO ISSUED	0	03/09/2010
M13601	MECH OTHER	0	01/01/2008
P13000	OTHER	0	01/01/2008
R10896	REPAIR/RRF	3,600	12/01/2007
B20816	NEW CONSTR	187,530	12/01/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1868/0127	6/27/2013	WD	U	I	11	100
GRANTOR: TAYLOR MARY GLEN						
GRANTEE: ESTES JEREMY DAVID						
1865/0243	6/27/2013	WD	Q	I	01	200,000
GRANTOR: TAYLOR MARY GLEN						
GRANTEE: ESTES JEREMY DAVID						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2008] U3 L3 W8 FOP=[YR=2008] N7 W16 S10 E13 U3 R3 $ D3 L3 W13 N10 W22 S45 E13 FOP=[YR=2008] S3 E8 N5 W7 S2 W1$ E1 N2 E15 FGR=[YR=2008] S36 E20 N38 W7 S2 W13 $ E13 N2 E7 N31 $.

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	1,375.00	SF	4.00	4.00	100	2008	2008	3	88	4,840	

LAND DESCRIPTION

TOTAL OB/XF 4,840

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