

LOT 17
AMELIA CONCOURSE SUB #1
PB 7/183

KITTS LESLY
95057 LAVENDER LN
FERNANDINA BEACH, FL 32034

2025

30-2N-28-0150-0017-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 80
Exterior Wall	16	WD FR STUC 20
Roof Structure	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	1,770	100	2010	1,770	192,050
FGR	400	55	2010	220	23,870
FOP	24	30	2010	7	759
PTO	40	5	2010	2	217
TOTALS	2,234			1,999	216,897

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0812	CONCRETE C	0	0	0	1,028.00	SF	4.00	4.00
2	0476	VF 6 SBPL	0	0	0	173.00	LF	32.00	32.00
3	0470	VNYL GATE	0	0	0	2.00	UT	300.00	300.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	0	0003	RSF-2	0.00	0.00	1.00

REVIEW DATE 05/12/2019 BY KBA

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,999	116.1741	116.17	232,224	2010	2010	0	0	6.60	93.40
1 SINGLE FAM - 0% - 0				Heated Area: 1770				HX Base Yr			

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

TOTAL OB/XF									
8,794									

Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000

NASSAU COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		216,897	
TOTAL MARKET OB/XF VALUE		8,794	
TOTAL LAND VALUE - MARKET		85,000	
TOTAL MARKET VALUE		310,691	
SOH/AGL Deduction		24,469	
ASSESSED VALUE		286,222	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		286,222	
TOTAL JUST VALUE		310,691	
NCON VALUE		0	
INCOME VALUE		0	
PREVIOUS YEAR MKT VALUE		291,130	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C24030	CO ISSUED	0	01/03/2011
M15753	H/AC	0	11/01/2010
E23010	NEW CONSTR	0	10/01/2010
B24030	NEW CONSTR	191,450	10/01/2010
P14488	NEW CONSTR	0	10/01/2010

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / I	V / I	RSN CD
2392/1776	9/10/2020	WD Q	Q	I	01
GRANTOR: PHILLIPS KATRINA R					
GRANTEE: KITTS LESLY					
2010/1083	9/28/2015	QC U	I	I	11
GRANTOR: PHILLIPS JOHN L & KAT					
GRANTEE: PHILLIPS KATRINA R					

BUILDING NOTES									
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BUILDING DIMENSIONS									
PTO=[YR=2010] W8 S5 BAS=[YR=2010] W31 S56 E13 N5 FOP=[YR=2010] E6 FGR=[YR=2010] S7 E20 N18 W6 N4 W10 S4 W4 S11 \$ N4 W6 S4 \$ N4 E6 N7 E4 N4 E10 S4 E6 N40 W8 \$ E8 N5 \$.									

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