LOT 18
IN OR 1740/203
AMELIA CONCOURSE SUB #1

BALOGH BRIAN J
95043 LAVENDER LANE
FERNANDINA BEACH, FL 32034

2025

30-2N-28-0150-0018-0000

BUILDING CHARACTERISTICS

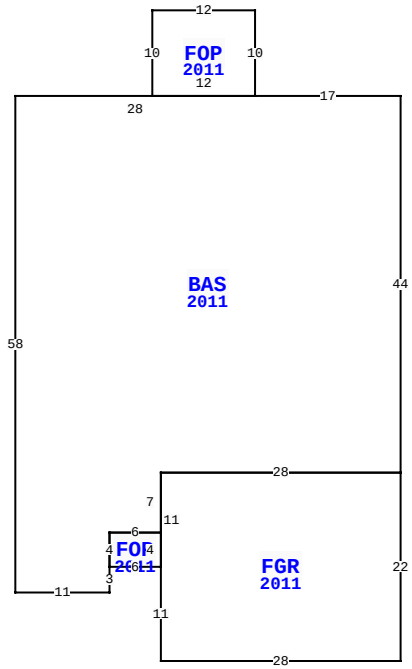
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 80
Exterior Wall	16	WD FR STUC 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	2,176	100	2011	2,176	228,416
FGR	616	55	2011	339	35,585
FOP	24	30	2011	7	735
FOP	120	30	2011	36	3,779
TOTALS	2,936			2,558	268,516

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,558	111.7872	111.79	285,959	2011	2011	0	0	0	6.10	93.90

1 SINGLE FAM – 100% - 2023 Heated Area: 2176 HX Base Yr



95043 LAVENDER LN, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		268,516
TOTAL MARKET OB/XF VALUE		7,278
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		360,794
SOH/AGL Deduction		13,753
ASSESSED VALUE		347,041
TOTAL EXEMPTION VALUE	13	347,041
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		360,794
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		338,860

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C24051	CO ISSUED	0	01/14/2011
P14513	NEW CONSTR	0	11/01/2010
M15755	H/AC	0	11/01/2010
B24051	NEW CONSTR	247,702	10/01/2010

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1740/0203	5/23/2011	WD	Q	I	01	171,200
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: BALOGH BRIAN J						
1698/1291	9/02/2010	WD	U	V	30	294,000
GRANTOR: JS AMELIA CONCOURSE P						
GRANTEE: D R HORTON INC-JACK						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2011] W17 FOP=[YR=2011] N10 W12 S10 E12 $ W28 S58 E11 N3 FOP=[YR=2011] E6 FGR=[YR=2011] S11 E28 N22 W28 S11 $ N4 W6 S4 $ N4 E6 N7 E28 N44 $.

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	1,116.00	SF	5.20	5.20	100	2011	2011	3	91	5,281	
2	0476	VF 6 SBPL	0	100	0	0	80.00	LF	32.00	32.00	100	2011	2011	3	78	1,997	

LAND DESCRIPTION

TOTAL OB/XF 7,278

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