

CASTELLANI RICHARD & JILL
95029 LAVENDER LANE
FERNANDINA BEACH, FL 32034

30-2N-28-0150-0019-0000



BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall

31HARDIE BRD 80

Exterior Wall

16WD FR STUC 20

Roof Structure

03GABLE/HIP 100

Roof Cover

03COMP SHNGL 100

Interior Wall

05DRYWALL 100

Interior Floor

14CARPET 70

Interior Floor

11CLAY TILE 30

Air Condition

03CENTRAL 100

Heating Type

04AIR DUCTED 100

Bedrooms

4100

Bathrooms

2.5100

Frame Stories

02WOOD FRAME 100

Units

2.100

Occupancy

00NONE 100

Quality

04Quality Level 04

DOR CODE

0100SINGLE FAMILY

MAP NUM

MKT AREA04

NEIGHBORHOOD/LOC

4067.00

AREA TYPE

TOTAL GROSS AREA

PCT OF BASE

YEAR

TOT ADJ AREA

SUBAREA MARKET VALUE

BAS

1,381

100

2011

1,381

146,275

FGR

401

55

2011

221

23,408

FOP

120

30

2011

36

3,813

FOP

152

30

2011

46

4,872

FUS

953

100

2011

953

100,941

TOTALS

3,007

2,637

279,309

EXTRA FEATURES

L N

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

0810

CONCRETE A

0

0

0

0

779.00

SF

6.50

6.50

100

2011

2011

3

91

4,608

2

0476

VF 6 SBPL

0

0

0

0

190.00

LF

32.00

32.00

100

2011

2011

3

78

4,742

LAND DESCRIPTION

L N

USE CODE

CLS

LAND USE DESCRIPTION

CAP

R D

LOC ZONE

FRONT

DEPTH

TOT LND UTS

UNIT TYPE

D T

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

0

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

05/07/2024

BY

NWA

Total Acres:

0.00

Total Land Value:

85,000

Market:

0

Agricultural:

0

Common:

85,000

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MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PNTSEFF. BASE RATEREPL. COST NEWAYBEYECONFNCTNORM% CONDDOR

0100

01

2,637

112.7952

112.80

297,454

2011

2011

0

0

6.10

93.90

1 SINGLE FAM - 0%

- 0

Heated Area: 2334

HX Base Yr

VALUATION BY

Tax Group: 4

Tax Dist:

STANDARD

BUILDING MARKET VALUE

279,309

TOTAL MARKET OB/XF VALUE

9,350

TOTAL LAND VALUE - MARKET

85,000

TOTAL MARKET VALUE

373,659

SOH/AGL Deduction

25,121

ASSESSED VALUE

348,538

TOTAL EXEMPTION VALUE

0

BASE TAXABLE VALUE

348,538

TOTAL JUST VALUE

373,659

NCON VALUE

0

INCOME VALUE

PREVIOUS YEAR MKT VALUE

351,339

SALES DATA

OFF RECORD Number

DATE

TYPE INST

QUANTITY

VOLUME

RSN CD

SALE PRICE

1736/1850

4/25/2011

WD

Q

I

01

189,000

GRANTOR: D R HORTON INC-JACKSO

GRANTEE: CASTELLANI RICHARD

1698/1291

10/18/2010

WD

U

V

30

294,000

GRANTOR: JS AMELIA CONCOURSE P

GRANTEE:D R HORTON INC-JACK

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2011] W24 FOP=[YR=2011] N10 W12 S10 E12 \$ W16 S45
FOP=[YR=2011] S6 E13 S1 E8 N7 FGR=[YR=2011] E19 N23 W7 S3
W12 S20 \$ N3 W6 S3 W15 \$ E15 N3 E6 N17 E12 N3 E7 N22 \$ PTR=
E30 FUS=[YR=2011] E23 S43 W20 N12 W3 N31 \$ W30 \$.