LOT 118
IN OR 1981/496
AMELIA CONCOURSE SUB #1

MANDERFIELD PAUL A & DENISE S
95062 LILAC DR
FERNANDINA BEACH, FL 32034

2025

30-2N-28-0150-0118-0000

BUILDING CHARACTERISTICS

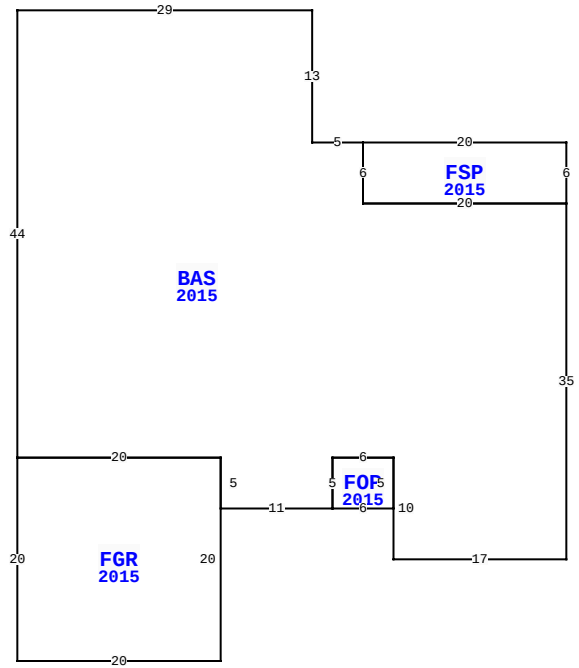
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	2,156	100	2015	2,156	241,349
FGR	400	55	2015	220	24,628
FOP	30	30	2015	9	1,007
FSP	120	40	2015	48	5,373
TOTALS	2,706			2,433	272,358

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,433	116.7915	116.79	284,150	2015	2015	0	0	0	4.15	95.85

1 SINGLE FAM – 100% - 2016 Heated Area: 2156 HX Base Yr 2016



95062 LILAC DR, 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		272,358
TOTAL MARKET OB/XF VALUE		3,542
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		360,900
SOH/AGL Deduction		127,703
ASSESSED VALUE		233,197
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		182,475
TOTAL JUST VALUE		360,900
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		338,630

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1529826	CO ISSUED	0	05/08/2015
B1529826	NEW CONSTR	265,366	01/01/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1981/0496	5/19/2015	SW	Q	I	02	225,300
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: MANDERFIELD PAUL A						
1956/1691	1/06/2015	SW	U	V	30	667,400
GRANTOR: JS AMELIA CONCOURSE P						
GRANTEE: D R HORTON INC-JACK						

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=2015] W20 BAS=[YR=2015] W5 N13 W29 S44
FGR=[YR=2015] S20 E20 N20 W20 $ E20 S5 E11 FOP=[YR=2015] E6 N5 W6 S5 $ N5 E6 S10 E17 N35 W20 N6 $ S6 E20 N6 $.

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	717.00	SF	5.20	5.20	100	2015	2015	3	95	3,542	

LAND DESCRIPTION

TOTAL OB/XF 3,542

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