LOT 119
IN OR 1897/85
AMELIA CONCOURSE SUB #1

CABRERA CARLOS
95076 LILAC DR
FERNANDINA BEACH, FL 32034

2025

30-2N-28-0150-0119-0000

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	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

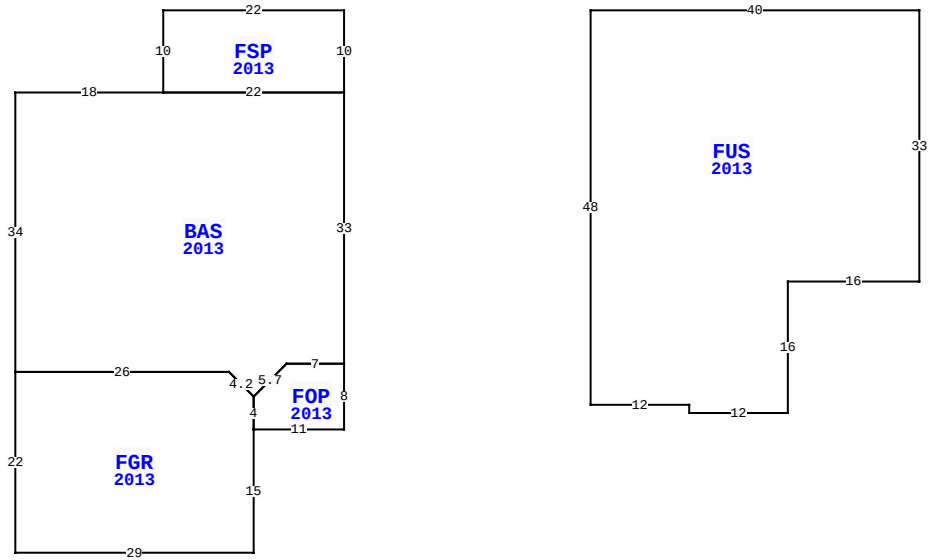
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4067.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,362	100	2013	1,362	138,413
FGR	634	55	2013	349	35,467
FOP	80	30	2013	24	2,439
FSP	220	40	2013	88	8,943
FUS	1,692	100	2013	1,692	171,950
TOTALS	3,988			3,515	357,213

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,515	107.5410	107.54	378,003	2013	2013	0	0	0	5.50	94.50

1 SINGLE FAM – 100% - 2014 Heated Area: 3054 HX Base Yr 2014



95076 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		357,213
TOTAL MARKET OB/XF VALUE		4,594
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		446,807
SOH/AGL Deduction		172,962
ASSESSED VALUE		273,845
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		223,123
TOTAL JUST VALUE		446,807
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		420,781

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1327631	CO ISSUED	0	12/27/2013
B1328128	ADDITION	4,837	12/01/2013
B1327631	NEW CONSTR	346,868	08/01/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1897/0085	12/31/2013	SW	Q	I	01	289,300
GRANTOR: RICHMOND AMERICAN HOM						
GRANTEE: CABRERA CARLOS						
1871/1251	8/05/2013	SW	U	V	30	190,900
GRANTOR: JS AMELIA CONCOURSE P						
GRANTEE: RICHMOND AMERICAN H						

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=2013] W22 S10 BAS=[YR=2013] W18 S34 FGR=[YR=2013] S22 E29 N15 FOP=[YR=2013] E11 N8 W7 D4 L4 S4 $ N4 U3 L3 W26 $ E26 D3 R3 U4 R4 E7 N33 W22 $ E22 N10 $ PTR= E30 FUS=[YR=2013] E40 S33 W16 S16 W12 N1 W12 N48 $ W30 $.

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	950.00	SF	5.20	5.20	100	2013	2013	3	93	4,594	

LAND DESCRIPTION

TOTAL OB/XF 4,594

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