LOT 121
AMELIA CONCOURSE SUB #1
PB 7/183

JAPZON MATTHEW C & JESSICA M
5092 BAUER DR
KAILUA, HI 96734

2025

30-2N-28-0150-0121-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

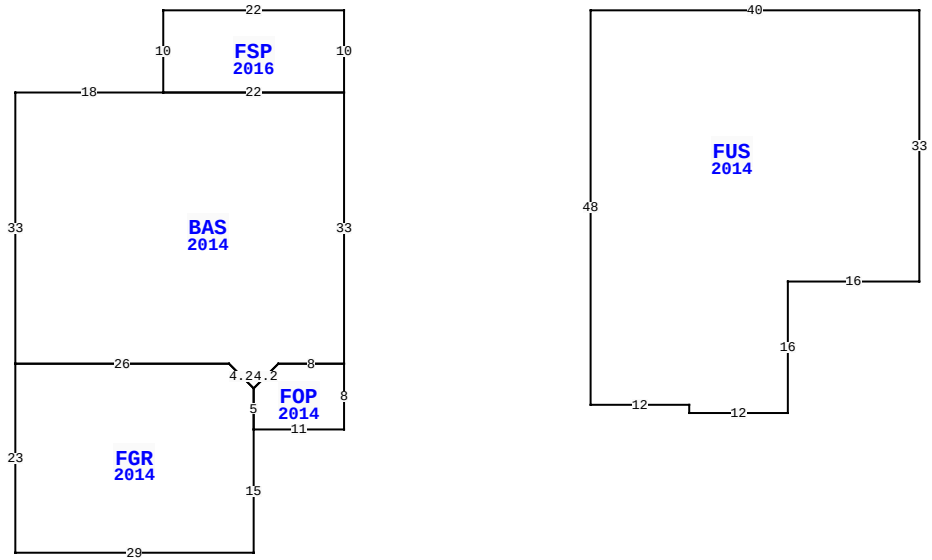
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	12	HARDWOOD 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		3.5 100
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	1,329	100	2014	1,329	141,876
FGR	663	55	2014	365	38,965
FOP	84	30	2014	25	2,669
FSP	220	40	2016	88	9,394
FUS	1,692	100	2014	1,692	180,627
TOTALS	3,988			3,499	373,532

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,499	111.9594	111.96	391,748	2014	2014	0	0	0	4.65	95.35

1 SINGLE FAM – 100% - 2022 Heated Area: 3021 HX Base Yr 2022



95100 LILAC DR, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		373,532
TOTAL MARKET OB/XF VALUE		5,792
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		464,324
SOH/AGL Deduction		52,997
ASSESSED VALUE		411,327
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		360,605
TOTAL JUST VALUE		464,324
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		437,564

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1327782	CO ISSUED	0	01/31/2014
B1327782	NEW CONSTR	357,444	09/01/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2482/0235	7/20/2021	WD	Q	I	01	410,000
GRANTOR: MAXWELL MATTHEW & ANG						
GRANTEE: JAPZON MATTHEW C &						
2150/0782	9/29/2017	WD	Q	I	01	305,000
GRANTOR: TATE RENEE & KENNETH						
GRANTEE: MAXWELL MATTHEW & A						

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=2016] W22 S10 BAS=[YR=2014] W18 S33 FGR=[YR=2014] S23 E29 N15 FOP=[YR=2014] E11 N8 W8 D3 L3 S5 $ N5 U3 L3 W26 $ E26 D3 R3 U3 R3 E8 N33 W22 $ E22 N10 $ PTR= E30FUS=[YR=2014] 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	1,185.00	SF	5.20	5.20	100	2014	2014	3	94	5,792	

TOTAL OB/XF 5,792

LAND DESCRIPTION

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