

LOT 122  
IN OR 1872/489  
AMELIA CONCOURSE SUB #1

BROWN TROY P & KASSANDRIA S  
95099 LILAC DR  
FERNANDINA BEACH, FL 32034

2025

30-2N-28-0150-0122-0000



| BUILDING CHARACTERISTICS |     |                |
|--------------------------|-----|----------------|
| ELEMENT                  | CD  | CONSTRUCTION   |
| Exterior Wall            | 05  | AVERAGE 70     |
| Exterior Wall            | 16  | WD FR STUC 30  |
| Roof Structure           | 03  | GABLE/HIP 100  |
| Roof Cover               | 03  | COMP SHNGL 100 |
| Interior Wall            | 05  | DRYWALL 100    |
| Interior Floor           | 12  | HARDWOOD 60    |
| Interior Floor           | 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       | 1,067            | 100         | 2013 | 1,067        | 107,784              |
| FGR       | 488              | 55          | 2013 | 268          | 27,072               |
| FOP       | 120              | 30          | 2013 | 36           | 3,637                |
| FOP       | 120              | 30          | 2013 | 36           | 3,637                |
| FUS       | 1,456            | 100         | 2013 | 1,456        | 147,078              |

|        |       |  |  |       |         |
|--------|-------|--|--|-------|---------|
| TOTALS | 3,251 |  |  | 2,863 | 289,207 |
|--------|-------|--|--|-------|---------|

| EXTRA FEATURES |            |             |         |     |    |       |    |          |                |
|----------------|------------|-------------|---------|-----|----|-------|----|----------|----------------|
| L N            | OB/XF CODE | DESCRIPTION | BLD CAP | L   | W  | UNITS | UT | Adj R    | ADJ UNIT PRICE |
| 1              | 0855       | CONC PAVER  | 0       | 100 | 0  | 0     |    | 1,400.00 | SF 10.00       |
| 2              | 0855       | CONC PAVER  | 0       | 100 | 0  | 0     |    | 625.00   | SF 10.00       |
| 3              | 0911       | SCRN RM A   | 0       | 100 | 0  | 0     |    | 1,240.00 | SF 17.50       |
| 4              | 0861       | POOL GUNIT  | 0       | 100 | 30 | 12    |    | 360.00   | SF 85.00       |
| 5              | 0855       | CONC PAVER  | 0       | 100 | 0  | 0     |    | 880.00   | SF 10.00       |
| 6              | 0855       | CONC PAVER  | 0       | 100 | 0  | 0     |    | 1,200.00 | SF 10.00       |

| LAND DESCRIPTION |          |     |                      |     |     |          |       |       |             |
|------------------|----------|-----|----------------------|-----|-----|----------|-------|-------|-------------|
| L N              | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH | TOT LND UTS |
| 1                | 000100   | C   | RES                  | 100 |     | RSF-2    | 0.00  | 0.00  | 1.00        |

| TYPE                       | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB  | EYB  | ECON | FNCT | NORM | % COND |
|----------------------------|-----|-----------|-------------|----------------|----------------|------|------|------|------|------|--------|
| 0100                       | 01  | 2,863     | 106.4973    | 106.50         | 304,910        | 2013 | 2013 | 0    | 0    | 0    | 5.15   |
| 1 SINGLE FAM - 100% - 2014 |     |           |             |                |                |      |      |      |      |      |        |
| Heated Area: 2523          |     |           |             |                |                |      |      |      |      |      |        |
| HX Base Yr 2014            |     |           |             |                |                |      |      |      |      |      |        |

Diagram showing building footprint and area calculations. The footprint is a complex polygon with dimensions: 12, 10, 12, 11, 13, 26, 20, 15, 8, 15, 45, 24, 12, 10, 12, 11, 13, 26, 20, 15, 8, 15, 45. The area is 2523.

Diagram showing building footprint and area calculations. The footprint is a complex polygon with dimensions: 35, 40, 14, 4, 14, 7, 40, 14, 4, 14, 7, 40, 35. The area is 2523.

|                                  |                        |                         |
|----------------------------------|------------------------|-------------------------|
| 95099 LILAC DR, FERNANDINA BEACH | BLD DATE 03/29/2023 NW | LGL DATE 04/23/2025 MLU |
|----------------------------------|------------------------|-------------------------|

| 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   | 0855       | CONC PAVER  | 0       | 100 | 0  | 0     |    | 1,400.00 | SF 10.00       | 100       | 2020    | 2020        | 3 | 98     | 13,720          |       |
| 2   | 0855       | CONC PAVER  | 0       | 100 | 0  | 0     |    | 625.00   | SF 10.00       | 100       | 2019    | 2019        | 3 | 97     | 6,063           |       |
| 3   | 0911       | SCRN RM A   | 0       | 100 | 0  | 0     |    | 1,240.00 | SF 17.50       | 100       | 2019    | 2019        | 3 | 82     | 17,794          |       |
| 4   | 0861       | POOL GUNIT  | 0       | 100 | 30 | 12    |    | 360.00   | SF 85.00       | 100       | 2019    | 2019        | 3 | 87     | 26,622          |       |
| 5   | 0855       | CONC PAVER  | 0       | 100 | 0  | 0     |    | 880.00   | SF 10.00       | 100       | 2019    | 2019        | 3 | 97     | 8,536           |       |
| 6   | 0855       | CONC PAVER  | 0       | 100 | 0  | 0     |    | 1,200.00 | SF 10.00       | 100       | 2020    | 2020        | 3 | 98     | 11,760          |       |

| LAND DESCRIPTION |          |     |                      |     |     |          |       |       |             |
|------------------|----------|-----|----------------------|-----|-----|----------|-------|-------|-------------|
| L N              | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH | TOT LND UTS |
| 1                | 000100   | C   | RES                  | 100 |     | RSF-2    | 0.00  | 0.00  | 1.00        |

| NASSAU COUNTY PROPERTY    |  |  |  |  |           |  |  |  |  |
|---------------------------|--|--|--|--|-----------|--|--|--|--|
| PAGE 1 of 1               |  |  |  |  |           |  |  |  |  |
| VALUATION SUMMARY         |  |  |  |  |           |  |  |  |  |
| VALUATION BY              |  |  |  |  | STANDARD  |  |  |  |  |
| Tax Group: 4              |  |  |  |  | Tax Dist: |  |  |  |  |
| BUILDING MARKET VALUE     |  |  |  |  | 289,207   |  |  |  |  |
| TOTAL MARKET OB/XF VALUE  |  |  |  |  | 84,495    |  |  |  |  |
| TOTAL LAND VALUE - MARKET |  |  |  |  | 85,000    |  |  |  |  |
| TOTAL MARKET VALUE        |  |  |  |  | 458,702   |  |  |  |  |
| SOH/AGL Deduction         |  |  |  |  | 169,985   |  |  |  |  |
| ASSESSED VALUE            |  |  |  |  | 288,717   |  |  |  |  |
| TOTAL EXEMPTION VALUE     |  |  |  |  | 55,722    |  |  |  |  |
| BASE TAXABLE VALUE        |  |  |  |  | 232,995   |  |  |  |  |
| TOTAL JUST VALUE          |  |  |  |  | 458,702   |  |  |  |  |
| NCON VALUE                |  |  |  |  | 0         |  |  |  |  |
| INCOME VALUE              |  |  |  |  | 0         |  |  |  |  |
| PREVIOUS YEAR MKT VALUE   |  |  |  |  | 437,872   |  |  |  |  |

| PERMIT NUM | DESCRIPTION | AMT    | ISSUED     |
|------------|-------------|--------|------------|
| B1901608   | SWIM POOL   | 61,000 | 03/01/2019 |
| B1327089   | CO ISSUED   | 0      | 08/08/2013 |

| SALES DATA                     |            |              |        |        |           |               |
|--------------------------------|------------|--------------|--------|--------|-----------|---------------|
| OFF RECORD<br>Number           | DATE       | TYPE<br>INST | Q<br>U | V<br>I | RSN<br>CD | SALE<br>PRICE |
| 1872/0489                      | 8/09/2013  | SW           | Q      | I      | 02        | 239,100       |
| GRANTOR: RICHMOND AMERICAN HOM |            |              |        |        |           |               |
| GRANTEE: BROWN TROY P & KASS   |            |              |        |        |           |               |
| 1832/1861                      | 12/27/2012 | WD           | U      | V      | 30        | 67,000        |
| GRANTOR: JS AMELIA CONCOURSE P |            |              |        |        |           |               |
| GRANTEE: RICHMOND AMERICAN H   |            |              |        |        |           |               |

| BUILDING NOTES |  |  |  |  |  |  |  |  |  |
|----------------|--|--|--|--|--|--|--|--|--|
|----------------|--|--|--|--|--|--|--|--|--|

| BUILDING DIMENSIONS                                                                                                                                                                                                         |  |  |  |  |  |  |  |  |  |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|--|--|--|--|--|--|--|
| BAS=[YR=2013] W11 FOP=[YR=2013] N10 W12 S10 E12 \$ W24 S45 FOP=[YR=2013] S8 E15 N8 W15 \$ E15 N1 FGR=[YR=2013] E20 N26 W12 S4 W8 S22 \$ N22 E8 N4 E12 N18 \$ PTR= E30 FUS=[YR=2013] E35 S40 W7 S4 W14 N4 W14 N40 \$ W30 \$. |  |  |  |  |  |  |  |  |  |