LOT 123
AMELIA CONCOURSE SUB #1
PB 7/183

DENIKE ANTHONY THOMAS & SADIE JO
95089 LILAC DR
FERNANDINA BEACH, FL 32034

2025

30-2N-28-0150-0123-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

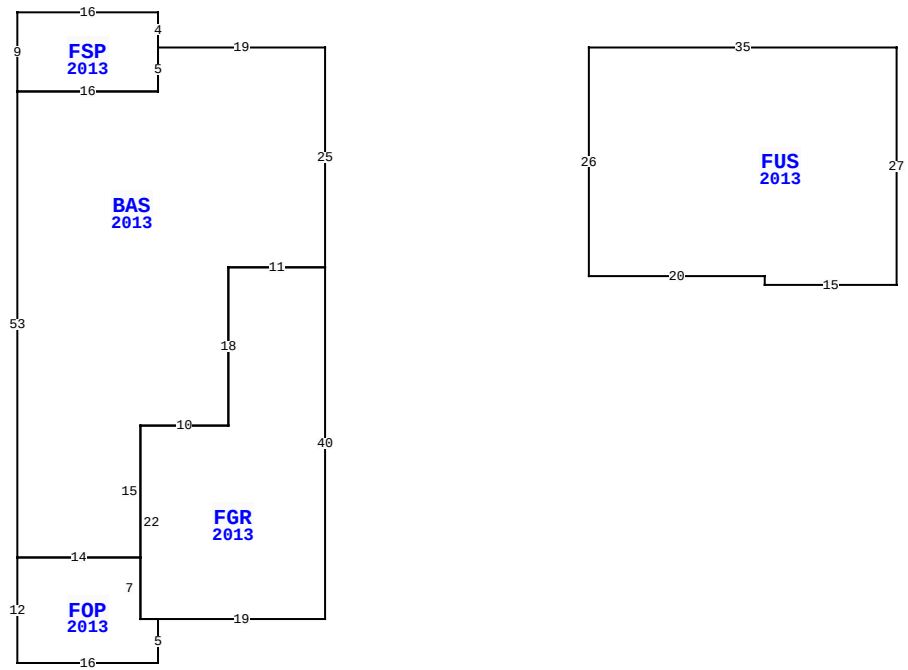
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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	1,437	100	2013	1,437	154,427
FGR	660	55	2013	363	39,010
FOP	178	30	2013	53	5,696
FSP	144	40	2013	58	6,233
FUS	925	100	2013	925	99,406
TOTALS	3,344			2,836	304,771

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,836	113.2992	113.30	321,319	2013	2013	0	0	0	5.15	94.85

1 SINGLE FAM – 100% - 2020 Heated Area: 2362 HX Base Yr 2020



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

95089 LILAC DR, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		304,771
TOTAL MARKET OB/XF VALUE		21,934
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		411,705
SOH/AGL Deduction		126,216
ASSESSED VALUE		285,489
TOTAL EXEMPTION VALUE	HX HB VX	55,722
BASE TAXABLE VALUE		229,767
TOTAL JUST VALUE		411,705
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		388,511

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22000333	ADDITION	12,634	01/06/2022
B1327265	CO ISSUED	0	11/04/2013
B1327796	SCRREENCL	1,100	10/01/2013
B1327265	NEW CONSTR	0	06/01/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2321/0421	11/18/2019	WD	Q	I	02	277,500
GRANTOR: MOXLEY DANIEL R & BET						
GRANTEE: DENIKE ANTHONY THOM						
1954/1476	12/23/2014	SW	Q	I	01	223,000
GRANTOR: RICHMOND AMERICAN HOM						
GRANTEE: MOXLEY DANIEL R & B						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2013] W19 FSP=[YR=2013] N4 W16 S9 E16 N5 $ S5 W16 S53 FOP=[YR=2013] S12 E16 N5 FGR=[YR=2013] E19 N40 W11 S18 W10 S22E2 $W2 N7 W14 $ E14 N15 E10 N18 E11 N25 $ PTR= E30 FUS=[YR=2013] E35 S27 W15 N1 W20 N26 $ 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	888.00	SF	5.20	5.20	100	2013	2013	3	93	4,294	
2	0476	VF 6 SBPL	0	100	0	0	115.00	LF	32.00	32.00	100	2015	2015	3	87	3,202	
3	0911	SCRN RM A	0	100	0	0	496.00	SF	17.50	17.50	100	2022	2022	3	93	8,072	
4	0855	CONC PAVER	0	100	0	0	643.00	SF	10.00	10.00	100	2022	2022	3	99	6,366	

LAND DESCRIPTION

TOTAL OB/XF 21,934

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 10/19/2022 BY DJ Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS