LOT 124
AMELIA CONCOURSE SUB #1
PB 7/183

INSIGNARES GIONARO & MADELINE
95075 LILAC DR
FERNANDINA BEACH, FL 32034

2025

30-2N-28-0150-0124-0000

BUILDING CHARACTERISTICS

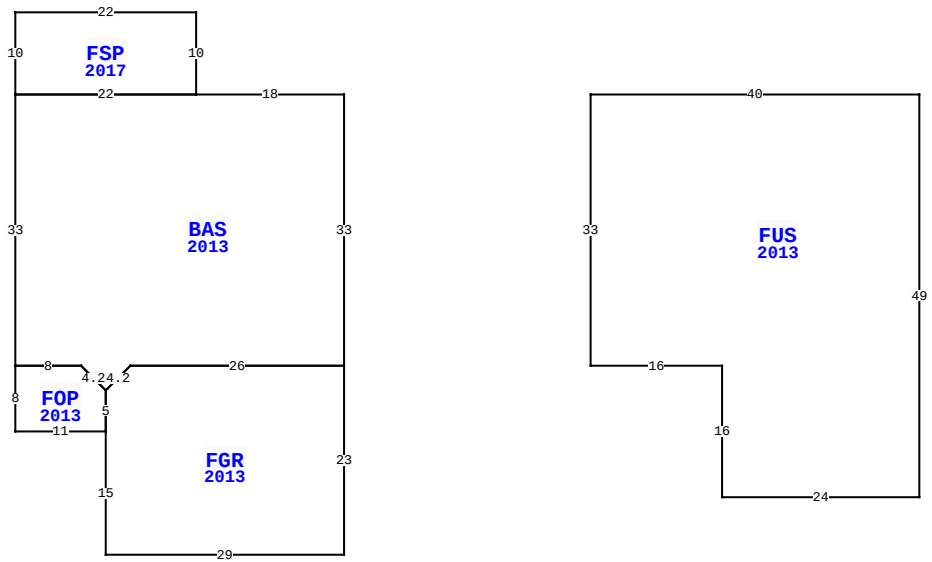
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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	1,329	100	2013	1,329	128,413
FGR	663	55	2013	365	35,268
FOP	84	30	2013	25	2,416
FSP	220	40	2017	88	8,503
FUS	1,704	100	2013	1,704	164,646
TOTALS	4,000			3,511	339,246

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,511	101.8710	101.87	357,666	2013	2013	0	0	0	5.15	94.85

1 SINGLE FAM – 100% - 2021 Heated Area: 3033 HX Base Yr 2021



95075 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		339,246
TOTAL MARKET OB/XF VALUE		7,186
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		431,432
SOH/AGL Deduction		118,030
ASSESSED VALUE		313,402
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		262,680
TOTAL JUST VALUE		431,432
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		406,286

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2008016	1 DOOR	1,816	09/01/2020
B1327401	CO ISSUED	0	04/22/2014
E1326568	NEW CONSTR	0	08/01/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2380/1311	7/31/2020	WD	Q	I	01	364,900
GRANTOR: KELLETT ROBERT L JR &						
GRANTEE: INSIGNARES GIONARO						
2281/0455	6/10/2019	WD	Q	I	01	315,000
GRANTOR: NATIONAL RESIDENTIAL						
GRANTEE: KELLETT ROBERT JR &						

BUILDING NOTES

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	1,036.00	SF	5.20	5.20	100	2013	2013	3	93	5,010	
2	0476	VF 6 SBPL	0	100	0	0	80.00	LF	32.00	32.00	100	2014	2014	3	85	2,176	

BUILDING DIMENSIONS

BAS=[YR=2013] W18 FSP=[YR=2017] N10 W22 S10 E22 $ W22 S33
FOP=[YR=2013] S8 E11 FGR=[YR=2013] S15 E29 N23 W26 D3 L3
S5 $ N5 U3 L3 W8 $ E8 D3 R3 U3 R3 E26 N33 $ PTR= E30
FUS=[YR=2013] E40 S49 W24 N16 W16 N33 $ W30 $.

LAND DESCRIPTION

TOTAL OB/XF 7,186

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